



## Planning Commission

### Minutes

The City of Sturgis Planning Commission held a special meeting on Tuesday, July 16, 2019 at 5:30pm in the front conference room at Sturgis City Hall, 1040 Harley-Davidson Way, Sturgis, SD.

#### **Present:**

Chairman Kyle Treloar

Vice-Chairman John Gerberding

Commissioner Dustin Bostrom

Commissioner Jon Olson

Commissioner Cody Weber

#### **Absent:**

Commissioner Bill Philips

Commissioner Aaron Schoon

#### **Also Present:**

Dave Smith (Director of Planning  
and Permitting)

Laura Abernathy (Planning  
Coordinator)

Mike Bachand (City Council)

Steve Keszler (City Council)

Shanon Vasknetz (Baseline  
Surveying)

Brad Limbo (All Aspects  
Surveying)

Tim Anderson

Vice-Chairman Gerberding called the meeting to order at 5:31pm. Motion by Olson, second by Weber to approve the minutes from the regular Planning Commission meeting held on Tuesday, June 4, 2019. Motion carried.

#### **Agenda Item #1 – Preliminary and Final Plat – Tim Anderson**

Tim Anderson of 1727 Meadowlark Drive has submitted a preliminary and final plat application of Lot 47R and Lot 52R of Murray Tract #1. Abernathy presented the information contained in the commissioners packet and said the lot width of Lot 47R would only be 74', but a variance to the minimum lot width requirement of 100' had previously been approved by the Sturgis City Council in February 2019.

Treloar entered the meeting at 5:34pm.

After brief discussion, there was a **motion by Weber to recommend to approval of the preliminary and final plat applications. Second by Treloar. Motion carried with all members present voting yes.**

#### **Agenda Item #2 – Preliminary and Final Plat – Meade School District**

Meade School District has submitted a preliminary and final plat application of Lot 1R, Lot 3, and Lot 4 of Meade 46-1, Sturgis Brown High School, East Campus Subdivision. This is the location of the Sturgis Brown High School property at 12930 SD Highway 34. Abernathy presented the information contained in the commissioners packet and said the plat application was part of a long-term land use agreement with the Sturgis Rodeo Club (Lot 3) and the Meade County Fair Association (Lot 4). **Motion by Treloar to**

**recommend approval of the preliminary and final plat applications. Second by Olson. Motion carried (Weber abstaining).**

**Agenda Item #3 – Use on Review Update – David Erfman**

Abernathy gave the commission an update regarding the Use on Review issued to David Erfman of 1923 Arizona Avenue for an in-home animal nutrition business. The City Council granted a discretionary three-month Use on Review in April 2019. City staff said that one complaint had been received on the property within this timeframe, but the property was not found to be in violation of the City Ordinance. Staff will approve the Use on Review for a year per the normal conditional use permit process.

Abernathy announced that there will be no August meeting scheduled due to the annual motorcycle rally, and that the next regular meeting location is yet to be determined due to the remodel of City Hall.

The meeting was adjourned at 5:52pm. The next meeting will be held on Wednesday, September 4, 2019.

Respectfully submitted,  
Laura Abernathy

*\*Minutes are not considered official until approved by the Planning Commission*