



Planning Commission

Minutes

The City of Sturgis Planning Commission held a regular meeting on Tuesday, June 4, 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 Jon Olson

Commissioner Bill Philips

Commissioner Cody Weber

Absent:

Commissioner Dustin Bostrom

Commissioner Aaron Schoon

Also Present:

Daniel Ainslie (City Manager)

Laura Abernathy (Planning
Coordinator)

Mike Bachand (City Council)

Shanon Vasknetz (Baseline
Surveying)

Bill Cissell

Bill Meirose

Terry Olson (Lamar Advertising)

Tammy Iverson

Tracy & Maggie Palmer

Sam Mudlin

Chairman Treloar called the meeting to order at 5:31pm. Motion by Weber, second by Gerberding to approve the minutes from the regular Planning Commission meeting held on Tuesday, May 7, 2019. Motion carried.

Abernathy announced that Bill Philips and Dustin Bostrom are new appointments to the Planning Commission board.

Agenda Item #1 – Variance – Lamar Outdoor Advertising

Lamar Outdoor Advertising has submitted a variance request to the 10'6"x36' maximum size allowance to install a new 14'x48' billboard in a Billboard 1 (BB-1) zone. The billboard would be located on the BB-1 zoning overlay district located along the south end of property at 170 Old Stone Road. The new billboard would replace an existing, smaller billboard. Terry Olson was present on behalf of Lamar Outdoor Advertising and said the purpose of the request is to maintain an industry size standard for billboards located along the interstate for uniformity. Discussion included differences between BB-1 and BB-2 overlay zones, construction and size of the billboard, and the possibility of updating the ordinance.

Motion by Olson to recommend to deny the application. Second by Gerberding. Motion carried.

Agenda Item #2 – Use on Review – Tammy Iverson (Rev It Up Espresso)

Tammy Iverson of Rev It Up Espresso has submitted a conditional Use on Review to operate a year-round drive-up coffee kiosk from a temporary structure at 2703 Lazelle Street (Lot 2 in Molly B's Addition). Abernathy presented the information in the commissioners report, and said this would be a

second location for the business. She also presented the proposed site location in the parking lot of 2703 Lazelle Street. Iverson responded to questions from the commission, including the proposed size of the kiosk and type of construction. Discussion amongst the commissioners included the nature and history of mobile businesses in Sturgis. **Motion by Gerberding to recommend approval of the Use on Review. Second by Olson. Motion carried.**

Agenda Item #3 – Variance – Tracy Palmer

Tracy Palmer of 1844 Pine Street (described as the W ½ of Lots 23-26 in Block 1 of Potter’s 1st Addition) has submitted a 5’ variance to the to 10’ rear setback to install a 15x24’ (360 sq. ft.) addition to the existing garage. Abernathy presented the information in the report, which included the proposed site plan and pictures of the property. She gave a brief overview of the variance request that allowed for the construction of the garage in 2012, and how setbacks for the Medium-Density Residential zoning district had been revised since the original variance request. After brief discussion, there was a **motion by Gerberding to recommend approval the variance request. Second by Olson. Motion carried.**

Agenda Item #4 – Preliminary and Final Plat – Sam Mudlin

The applicant has submitted a preliminary and final plat application for Lot 26R and Lot 31R in Block 22 of McMillan’s Eastern Addition. The property is located at 716 Sherman Street, and currently described as Lots 26-31 in Block 22 of McMillan’s Eastern Addition. Abernathy presented the information in the commissioners’ report, and said that staff had a concern with an accessory structure being on its own lot without a primary structure on Lot 31R. She said the staff recommendation was to remove the structure prior to final plat approval to meet city ordinance requirements. Additional discussion included potential uses of Lot 31R, including single-family or townhome development. **Motion by Gerberding to approve the preliminary and final plats. Second by Philips. Motion carried.**

Ainslie gave an update regarding a resolution recently passed by the City Council regarding the Planning Commission application review process. The copy of the resolution will be provided to the commissioners by city staff.

Ainslie also gave an update regarding the status of metal storage, or shipping, containers located throughout the town and how the city is working to regulate these structures.

The meeting was adjourned at 6:31pm. A regular meeting will be held on Tuesday, July 2, 2019.

Respectfully submitted,

Laura Abernathy

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