



Planning Commission

Minutes

The City of Sturgis Planning Commission held a regular meeting on Tuesday, May 7, 2019 at 5:30pm in the front conference room at Sturgis City Hall, 1040 Harley-Davidson Way, Sturgis, SD.

Present:

Vice-Chairman John Gerberding
Commissioner Mark Norstegaard
Commissioner Jon Olson

Commissioner Aaron Schoon
Commissioner Cody Weber

Absent:

Chairman Kyle Treloar
Commissioner Suzanne Nelson

Also Present:

Dave Smith (Director of Planning
and Permitting)
Daniel Ainslie (City Manager)
Laura Abernathy (Planning
Coordinator)
Steve Keszler (City Council)

Shanon Vasknetz (Baseline
Surveying)
Deanna Clark
Tim & Jeanne Pawlowski
Ron Iverson
Brenda Vasknetz

Bob Bertolotto
Gary & Patty Maki
Brent Taylor

Vice-Chairman Gerberding called the meeting to order at 5:28pm. Motion by Weber, second by Olson to approve the minutes from the special Planning Commission meeting held on Tuesday, April 23, 2019. Motion carried.

Agenda Item #1 – Zoning Amendment – City of Sturgis

The City of Sturgis has applied for a zoning amendment for Lots 1-5 in Block 1 of Creekside Subdivision. The approximate location is the vacant park land property located on West Woodland Drive. The purpose of the zoning amendment is to rezone the property from Park Land to Medium-Density Residential housing for Lots 1-4, and to rezone Lot 5 to RV Park/Campground. Abernathy presented the information in the commissioners report. Abernathy said that the vacant park area on West Woodland Drive was identified as a property for potential development for workforce housing. She said the purpose of the zoning amendment would be to allow for four single-family homes to be placed on Lots 1-4. Lot 5 would be rezoned to RV Park/Campground and surplus to the neighboring RV park. Ron Iverson, Tim and Jeanne Pawlowski, Deanna Clark, and Brenda Vasknetz were present to voice their opposition to the proposed development. Concerns from the landowners included the loss of park land, flooding concerns, construction issues, and how the development would affect property values. Gerberding said that Sturgis is in need of affordable housing, and said that businesses would like to move to Sturgis but cannot bring workers due to the lack of workforce housing and that it was a

significant concern for the city. **Motion by Norstegaard, second by Schoon to recommend approval of the zoning amendment. Motion carried.**

Agenda Item #2 – Use on Review – Bob Bertolotto of 1102 Junction Avenue

Bob Bertolotto of 1102 Junction Avenue (described as (N 91' of Lot 19, N 91' and the W 3' of the S 65' of Lot 20, Lots 21-25 in Block 2 of Ft. Meade Addition) has submitted a conditional Use on Review to operate a year-round drive-up coffee kiosk from a temporary structure. Abernathy presented the information in the commissioners report, which included a proposed site plan layout and pictures of the proposed kiosk. Smith said the Use on Review needed to be considered since City Ordinance does not allow a permanent business to operate from a temporary structure. **Motion by Weber, second by Olson to recommend approval of the Use on Review. Motion carried.**

Agenda Item #3 – Variance – Brent Taylor of 1441 Main Street

Brent Taylor of 1441 Main Street (described as Lots 9 & 10 in Block 19 of Original Town Subdivision), has applied for a 5' variance to the to 10' side setback and a 10' variance to the 30' rear setback to allow for the installation of a 14'x24' garage on the residential property. Abernathy presented the information in the report and said that the applicant wanted to avoid building over a sewer service line located in the back yard. She said the property is a legal, non-conforming use within the General Commercial district, and said that staff recommends approval of the request as the rear and side setbacks were intended for commercial businesses that are serviced from the rear. **Motion by Norstegaard, second by Weber to recommend approval of the variance request. Motion carried.**

Agenda Item #4 – Final Plat – Kevin Bossman of 2007 Butte View Drive

The applicant has submitted a final plat application for Lot 19 Revised and Lot 19A Revised of Murray Tract #1. The property is located at 2007 Butte View Drive, and is currently described as Lot 19 and Lot 19A in Murray Tract #1. Abernathy presented the information in the commissioners' report, and said that setbacks on the final plat had been changed to include city setbacks as found in Title 18 in the City Ordinance. **Motion by Schoon, second by Weber to approve the final plat. Motion carried.**

Agenda Item #5 – Amendment to Tax Increment Finance District (TIFD) #12 and Project Plan for Dolan Creek Estates

Ainslie presented the information provided in the commissioners report and explained the purpose for the amendment to TIFD #12. The City is proposing to amend the existing TIF Project Plan for Dolan Creek Estates for help provide funding for a new detention pond in Dolan Creek Estates to address stormwater and sedimentation runoff and from the neighboring campground to the north. The amendment would also provide funding for an underground stormwater conveyance from the new detention pond to the existing pond in Dolan Creek Estates. **Motion by Olson, second by Norstegaard to recommend approval of the amendment to TIFD #12 and the TIFD #12 Project Plan. Motion passed with Weber abstaining.**

The meeting was adjourned at 6:42pm. A regular meeting will be held on Tuesday, June 4, 2019.

Respectfully submitted,
Laura Abernathy

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