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Planning Commission

Minutes

The City of Sturgis Planning Commission held a special meeting on Tuesday, April 23, 2019 at 5:30pm in the front conference room at Sturgis City Hall, 1040 Harley-Davidson Way, Sturgis, SD.

Present:

Commissioner Suzanne Nelson
Commissioner Mark Norstegaard
Commissioner Jon Olson

Commissioner Aaron Schoon
Commissioner Cody Weber

Absent:

Chairman Kyle Treloar
Vice-Chair John Gerberding

Also Present:

Dave Smith (Director of Planning and Permitting)
Daniel Ainslie (City Manager)
Laura Abernathy (Planning Coordinator)
Mike Bachand (City Council)
Chris Bergman

Kevin Bossman
Roger Call
Ken McNenny
Tony Fortier
Shanon Vasknetz
John & Linda Morgan
Michelle Williams

Cindy Vliem
Brian Ortlieb
Dustin Bostrom
Clint Harper

Acting Chair Nelson 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, April 2, 2019. Motion carried.

Agenda Item #1 – Variance – Chris Bergman (Scooptown Car Wash)

The applicant has submitted a variance application for a new car wash business on proposed Lot J6-2 in Block F of Glover’s Second Addition, which includes a 30’ portion of recently vacated S. Baldwin Street right-of-way. The applicant is requesting a 10’ variance to the 15’ rear setback, and a 5’ variance to the 35’ front setback to account for the footprint of the exterior wash bays on the north and south ends of the building. The property is currently owned by Sturgis Economic Development Corp (SEDC), who intends to sell the lot to Bergman. Abernathy presented the information in the commissioners’ report, which included the proposed site plan. The car wash will have three self-serve bays, two automatic bays, motorcycle and RV/trailer exterior wash bays, and a corridor for restrooms and a pet wash station. She also said the site plan includes a spot for an RV dump site on the south end of the property near the RV/trailer wash bay. Improvements for a new bike path were also shown on the site plan. She said the applicant had also submitted a request for a variance to the minimum area dedicated for landscaping, but a new site plan shows that the applicant will exceed these requirements. At this time Bergman addressed the Commission. He described the design of the building and layout of the site plan. He also

referenced a flyer that had been distributed in the community, and addressed the concerns listed on the flyer. Some of the concerns listed on the flyer addressed the remaining lot size for Lot J6-1 for potential developers, noise, traffic concerns on Anna Street, and the RV dump site. Mr. and Mrs. Morgan stated their concerns with the amount of traffic in the area, and had concerns about RVs adding to the congestion. Ainslie responded and said that due to potential development in the area the traffic patterns along Junction Avenue and Anna Street will probably increase. He said the city is proceeding with a traffic study that would look at installing a signal light at Junction and Anna in the next few years. Bergman continued to address the concerns on the flyer, including how the location of an RV dump site may affect business for the neighboring Sturgis Brewing Company to the east. Roger Call was present on behalf of Sturgis Brewing Company, and said he did not have concerns with the project. At this time the Commission addressed Bergman. Nelson said that her issue was not with the car wash, but was disappointed in the City for allowing the property to be subdivided for a business that could not be contained within the appropriate setbacks. She said she did not see a hardship to grant a variance, and described the role of the Planning Commission and how they should consider variance requests. Abernathy responded and said that per Ordinance, a variance may be considered if approval of the variance would provide a quantifiable benefit to the surrounding neighborhood and the City of Sturgis. She said that the variance had staff approval because the development would bring in additional property and sales taxes, and staff hopes that it would help bring future development to the area. Ainslie explained how SEDC worked with Bergman to adjust his site plan to ensure that the large corner lot (Lot J6-1) was reserved for a larger client. He said that Bergman had changed his site plan several times at the request of SEDC. Discussion was opened for the public to make additional comments. Michelle Williams said she was curious about the smell of the RV dump station and how it worked. Bergman explained how it worked while staff played a video provided by Bergman demonstrating how it worked. Weber said that it would be an asset to the community and he feels the car wash will draw attention to the area. He said he understood the concerns with traffic. Olson said that traffic would be an issue regardless of what type of business went in. Weber said that he thought an RV dump site would be utilized. Olson agreed and said that there are no options available in town for an RV dump site, outside of seasonal campgrounds. Schoon asked if the applicant did not need a variance, would there be an issue with a car wash at this location. Staff said there would not be because a car wash is an allowable use in Highway Service zoning. Schoon said that SEDC had great forethought into making sure Lot J6-1 on the corner of Anna and Junction still had enough room for another future business. Cindy Vliem asked why this business couldn't have gone on the south side of the interstate, and not leading into residential zones. Bergman responded that it came back to visibility and traffic counts. Clint Harper said that he thought it was a great idea with all of the events in the community. With no further discussion, there was a **motion by Weber to approve the variance request for a 10' variance to the rear setback and a 5' variance to the front setback. Second by Olson. Motion carried 4-1 (Nelson).**

Agenda Item #2 – Preliminary Plat – Kevin Bossman of 2007 Butte View Drive

The applicant has submitted a preliminary 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. Lot 19A Revised would be .5 acres, or 21,853 sq. ft, and Lot 19 Revised will be .661 acres, or 28,795 sq. ft. Lot 19 Revised is the location of the existing single-family home. Abernathy presented the information in the commissioners' report, and said that setbacks on the preliminary plat had been placed per the surrounding area covenants, which are more restrictive than City Ordinance. Vasknetz said he did more research on the covenants and said he could not find them for this lot. Bossman said he thought he saw covenants attached to his deed. The commission discussed

the intent for Lot 19A Revised and how it would be accessed from Glenn Drive. **Motion by Olson to approve the preliminary plat. Second by Schoon. Motion passed unanimously.**

Ainslie updated the commission about an amendment to TIFD #12 that will be presented at the May 7 meeting.

The meeting was adjourned at 6:26pm. A regular meeting will be held on Tuesday, May 7, 2019.

Respectfully submitted,
Laura Abernathy

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