



## Planning Commission

### Minutes

The City of Sturgis Planning Commission held a regular meeting on Tuesday, April 2, 2019 at 5:30pm in the front conference room at Sturgis City Hall, 1040 Harley-Davidson Way, Sturgis, SD.

#### **Present:**

Chairman Kyle Treloar

Vice-Chair John Gerberding

Commissioner Suzanne Nelson

Commissioner Mark Norstegaard

Commissioner Jon Olson

Commissioner Aaron Schoon

Commissioner Cody Weber

#### **Also Present:**

Dave Smith (Director of Planning and Permitting)

Daniel Ainslie (City Manager)

Laura Abernathy (Planning Coordinator)

Steve Keszler (City Council)

Mike Bachand (City Council)

Amanda Anglin (SEDC)

David Erfman

Mike Leveque

David Murtha

Gerberding called the meeting to order at 5:31pm with the following members present: Gerberding, Norstegaard, Olson, Schoon and Weber. Motion by Olson, second by Weber to approve the minutes from the regular Planning Commission meeting held on Tuesday, March 5, 2019. Motion carried.

Staff announced a change in the agenda to swap Agenda Items #1 and #2.

#### **Agenda Item #1 (formerly Agenda Item #2) – Vacate - Sturgis Economic Development Corp**

The applicant has submitted a petition to vacate the dead end portion of South Baldwin Street adjoining and abutting Block F and Block J of Glover's Second Addition. Abernathy presented the information provided in the commissioners' report.

Treloar entered the meeting at 5:33pm.

Nelson entered the meeting at 5:34pm.

Abernathy said that since there are city water and sewer mainlines within the area to be vacated, a 42' easement as shown in the commissioners' packet will need to be filed with the Register of Deeds if the request is approved. Staff explained that the area to be vacated would act as a secondary access point for the future business on Lot J6 and the nearby business on Lot SBC. **Motion by Schoon to approve the request. Second by Weber. Motion carried (Treloar abstaining).**

**Agenda Item #2 (formerly Agenda Item #1) – Use on Review – David Erfman of 1923 Arizona Ave**  
Abernathy presented an update to the Use on Review request from David Erfman of 1923 Arizona Avenue to operate an in-home animal nutrition sales business from his home. She said that the truck and horse trailer that generated the original complaint were removed from the property. She said that the landowners were notified of the status of the application from the March 5 Planning Commission meeting, and that the consensus of neighborhood disapproval has not changed. The Commission discussed the permanent status of the truck and horse trailer. Treloar said the applicant has met the conditions that can be regulated with a Use on Review, but there are enough neighborhood concerns to require a shorter timeframe for the Use on Review to be revisited by the Planning Commission. Nelson said that she feels the neighborhood comments should be considered, and while they may not necessarily be related to the at-home business, the comments are a way for neighbors to address issues they see on the property. She said that a three-month Use on Review would allow the applicant to further improve conditions on the property. **Motion by Treloar to recommend approval of the Use on Review for a three-month period. Second by Olson. Motion carried with all members voting yes.**

**Agenda Item #3 – Final Plat – LPN Holdings, LLC**

The applicant has submitted a final plat application for Lot 1A-1 and Lot 1A-R of LPN Holdings Addition to the City of Sturgis. The property is currently described as Lot 1A of LPN Holdings Addition. **Motion by Treloar to approve the final plat. Second by Nelson. All members voted yes to approve the final plat.**

**Agenda Item #4 – Preliminary and Final Plat – Sturgis Economic Development Corp**

The applicant has submitted a preliminary and final plat application for Lot J6-1 and J6-2 in Block F of Glover’s Second Addition. The property is currently described as Lot J6 in Block F of Glover’s Second Addition. The property is being subdivided to prepare for future commercial development. **Motion by Olson to approve the preliminary and final plats, second by Weber. Motion carried 5-2, with Nelson voting no and Treloar abstaining.**

**Agenda Item #5 – Final Plat – City of Sturgis**

The applicant has submitted a final plat application for Lots 1-5 in Block 1 of Creekside Subdivision. The property is currently a portion of unplatted City of Sturgis property along West Woodland Drive. Abernathy presented the information in the report, and said that the drainage lot presented in the preliminary plat has been changed to an easement, and there was a minor lot line change on Lot 5. Olson asked why the drainage lot was changed to an easement. Ainslie said it was so the city would not be responsible for maintaining the property. **Motion by Treloar to approve the final plat. Second by Schoon. All members voted yes to approve the final plat.**

**Agenda Item #6 – Final Plat – City of Sturgis**

The applicant has submitted a final plat application for dedicated public right-of-way for West Woodland Drive. The property is currently part of an unplatted portion of City of Sturgis property that contains a section of the City bike path and West Woodland Drive. Abernathy presented the information provided in the commissioners’ report, and said that a correction was made for the final plat to reflect previously dedicated right-of-way on the east end of West Woodland Drive. **Motion by Treloar to approve the final plat. Second by Nelson. All members voted yes to approve the final plat.**

**Agenda Item #7 – Final Plat – Mark Norstegaard of 1445 Short Track Road**

The applicant has submitted a final plat application of Tract B-1 and Tract B-2 of Tysdal Subdivision. The property is currently described as Tract B of Tysdal Subdivision. It is located in Area #1 of the 3-Mile Platting Jurisdiction. The purpose of the plat is to subdivide the property to resolve the issue of two residential structures on one lot. Abernathy said that she had been given approval of the plat from the Deputy Director of Equalization and Planning at Meade County. She said the staff recommendation was to approve the plat, and to draft a development agreement at the time of future annexation. The commission discussed concerns with the staff recommendation and would like to see the terms in place before possible annexation. The commission discussed when a property is required to make improvements, when a city is supposed to provide services upon annexation, and the items they would like to see in a development agreement. Smith said that many of these terms would be found within Title 19 of the City Ordinance. The commission continued the discussion of when these terms would apply when nearby improvements have not been made in the surrounding area. Treloar asked if drafting agreements should become a standard when reviewing three-mile plats. Olson said it should at least be considered within one mile of city limits. **Motion by Treloar to approve the final plat, contingent upon the city drafting a developer’s agreement to be presented to the City Council. Second by Olson. Motion passed (Norstegaard abstaining).**

**Agenda Item #8 – Chris Bergman of Scooptown Car Wash**

Abernathy provided an informational report regarding a variance request application received for a proposed car wash business near South Baldwin Street and Anna Street. She said the applicant is requesting to be put on a special Planning Commission meeting so the project can move forward. The commission decided that a special meeting to consider the request can be held on Tuesday, April 23 at 5:30pm in the front conference room at City Hall.

Ainslie notified the commission that the City Council is looking at adopting a resolution to determine how planning and zoning applications should be considered by the planning commission.

The meeting was adjourned at 7:04pm. A special meeting will be held on Tuesday, April 23, 2019.

Respectfully submitted,  
Laura Abernathy

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