



## Planning Commission

### Minutes

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

#### **Present:**

Chairman Kyle Treloar

Commissioner Suzanne Nelson

Commissioner Mark Norstegaard

Commissioner Jon Olson

Commissioner Aaron Schoon

Commissioner Cody Weber

#### **Absent:**

Vice-Chair John Gerberding

#### **Also Present:**

Dave Smith (Director of Planning and Permitting)

Laura Abernathy (Planning Coordinator)

Steve Keszler (City Council)

Mike Bachand (City Council)

Shanon Vasknetz (Baseline Surveying)

Elizabeth Wunderlich (City Engineer)

David Erfman

Gloria Peterson

Cheryl Goodall

Mike Leveque

Smith called the meeting to order at 5:30pm with the following members present: Norstegaard, Olson, Schoon and Weber. Motion by Olson, second by Weber to approve the minutes from the regular Planning Commission meeting held on Tuesday, February 5, 2019. Motion carried.

#### **Agenda Item #1 – David Erfman (Hi-Plains Nutrition) Use on Review**

Smith presented the staff report for a Use on Review application from David Erfman of 1923 Arizona Avenue to operate an in-home animal nutrition sales business from his home.

Nelson entered the meeting at 5:31pm.

Smith read the comments received by landowners within the notification zone, many of which indicated disapproval because of the condition of the property and the number of work trucks parked on the property. A truck and horse trailer currently parked on the boulevard were also mentioned in several comments.

Treloar entered the meeting at 5:41pm.

Smith opened up discussion. The applicant was present to answer questions about the nature of his business. Discussion included questions about storage, customers, and if vehicles could be moved from the property. Erfman said there would be no products stored on the property and that customers do not visit his home. He said he could see if the trailer could be moved to where his horses are located.

The Commission also discussed the concerns shared by the neighboring landowners, and that the complaints mainly pertained to the condition of the property, and not at the request to operate an in-home business. **Motion by Olson to approve the Use on Review, under the contingency that the vehicles are moved. Motion failed for a lack of second.** Nelson said she did not feel comfortable approving the request without first addressing concerns held by the neighboring landowners. **Motion by Nelson to table discussion until the next meeting to allow for the applicant to improve conditions on the property. Second by Treloar. All members voting yes to table the item until the April 2 meeting.**

**Agenda Item #2 – Preliminary Plan Review and Voluntary Development Agreement – Cheryl Goodall and Gloria Peterson**

The applicants have submitted a preliminary plan to develop property currently described as Lot 1 in Block 1 of Glover’s Third Addition. A voluntary development agreement has been drafted which lists criteria to be met prior to the development of the property. Smith presented the information in the commissioner’s packet, and briefly described the content of the voluntary development agreement, which allows for a 30’ shared access easement for three lots to be platted, a minimum of 100’ of paved driveway to the public right-of-way, and the completion of a cul-de-sac with extension of municipal utilities to be built prior to occupancy. **Motion by Nelson to approve the plan and agreement. Second by Olson. All members voted yes to approve the plan and agreement.**

**Agenda Item #3 – Preliminary and Final Plat – Cheryl Goodall and Gloria Peterson**

The applicants have submitted a plat of Lots 1A, 1B and 1C in Block 1 of Glover’s Third Addition. The property is currently described as Lot 1 in Block 1 of Glover’s Third Addition. **Motion by Olson to approve the preliminary and final plats, second by Nelson. All members voted yes to approve the preliminary and final plats.**

**Agenda Item #4 – Preliminary Plat – LPN Holdings, LLC**

The applicant has submitted a 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 Olson to approve the preliminary plat. Second by Nelson. All members voted yes to approve the preliminary plat.**

Weber left the meeting at 6:08pm.

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

The applicant has submitted a plat application for Lots 1-5 and Drainage Lot in Block 1 of Creekside Subdivision. The property is currently a portion of unplatted City of Sturgis property along West Woodland Drive. Smith presented the information in the report, which included information about the proposed development of the property, including the placement of four Governor’s Houses with attached garages on Lots 1-4 and surplus of Lot 5. The property is within the boundaries of TIF District #15. Smith said that staff recommended the change of the Drainage Lot to a drainage easement for the final plat review. Wunderlich described the process to install and sell the homes, which will be done by a local realtor. She said the houses could be placed by June. Discussion included infrastructure yet to be installed in the area and the proposed surplus of Lot 5 to the Sturgis RV Park. **Motion by Norstegaard to approve the preliminary plat, with the recommendation that the Drainage Lot be changed to a**

**drainage easement. Second by Schoon. All members voted yes to approve the preliminary plat with the recommended change.**

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

The applicant has submitted a 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. **Motion by Nelson to approve the preliminary plat. Second by Olson. All members voted yes to approve the preliminary plat.**

The meeting was adjourned at 6:45pm. The next regular meeting will be held on Tuesday, April 2, 2019.

Respectfully submitted,

Dave Smith (Laura Abernathy)

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