



Planning Commission Minutes

The City of Sturgis Planning Commission held a regular meeting on Tuesday, February 5, 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:

Laura Abernathy (Planning Coordinator)

Steve Keszler (City Council)

Shanon Vasknetz (Baseline Surveying)

Tim Anderson

Tim Drone

Chairman Treloar called the meeting to order at 5:32pm. Motion by Gerberding, second by Weber to approve the minutes from the regular Planning Commission meeting held on Tuesday, January 8, 2019. Motion carried.

Agenda Item #1 – Introduction of New Member

Abernathy introduced Aaron Schoon as a new member of the Planning Commission. He will replace Courtney Mack, who has recently resigned.

Agenda Item #2 – Variances – Tim Anderson of 1727 Meadowlark Drive

The applicant has applied for a variance to the minimum lot width requirements for replatting and a variance to the hard surfacing requirement to install a new driveway at 1727 Meadowlark Drive (Lots 47-52 in Murray Tract #1). Abernathy presented the information included in the commissioner's packet. The applicant is requesting the variances to prepare to replat the property to allow for a new 1200 sq. ft. home and a 576 sq. ft. garage on Lot 47. The lot line would need to be moved to the south to resolve the encroachment of the house and driveway from Lot 52. The proposed 66' lot width for Lot 47 will not meet the Low Density Residential housing district requirement of 100'. A high-pressure gas line owned by WBI Energy is located on Lot 47, and has a 60' easement on the property. The applicant has requested the variance to hard surfacing to comply with WBI Energy's request to have a gravel driveway over the easement.

Nelson entered the meeting at 5:36pm.

Abernathy said that regardless of the lot width of Lot 47, the conditions created by the gas line easement limit the buildable space on that lot, and that staff did not see a reason to deny the variance, but that staff would like the hard surfacing requirement enforced. Anderson presented his plan to the

commission. He said that he would like for his daughter to build a house on Lot 47, but if that did not happen they would still move the lot line to compensate for the encroachment of the house and driveway on the existing lot line. He also did not think the covenants are currently not being enforced. He also said that other lots within his subdivision have subdivided, and that the utility company is requesting he install a gravel driveway for safety and access reasons. He said he could do a short paved portion to Meadowlark Drive. Nelson said that while there are existing gravel driveways, there needs to be a significant hardship to allow a variance. Treloar asked if WBI Energy would allow sewer and water service lines within their easement. Anderson said they would, as long as the easement criteria guidelines are met. Treloar said he did not feel comfortable recommending hard surfacing when the gas company does not want it due to safety reasons, but recognized that the city has been consistent in making sure that new driveway installations are hard surfaced. Olson said a portion of the driveway connecting into Meadowlark Drive could be hard surfaced. Gerberding added it could be paved up to the easement. Anderson estimated he could install up to 15 feet of driveway up to Meadowlark Drive. Nelson asked how large the revised lot would be. Abernathy said that it would meet the 7,000 sq. ft. minimum size requirement. **Gerberding made a motion to recommend approval of the lot width variance. Second by Norstegaard. Motion passed 6-1 (Olson). Motion by Gerberding to recommend that hard surfacing be required up to the boundary of the easement. Second by Weber. Motion passed.** The public hearing for this item will be held during the February 19 City Council meeting.

Agenda Item #3 – Preliminary Plat – Mark Norstegaard of 1445 Short Track Road

The applicant has submitted a 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. Treloar asked if there was a need for a development agreement since they were being subdivided into less than 3 acre lots. Abernathy said that the County said there were no issues with the plat as presented, and that there is not a development agreement drafted. She said she would follow up with the City Manager to see if it would be required before a final plat could be filed, or if it would be addressed at the time of annexation into the city. **Motion by Gerberding to approve the preliminary plat, given that staff follow up and determine if a development agreement is required. Second by Olson. Motion passed (Norstegaard abstaining).**

Agenda Item #4 – Preliminary and Final Plat – Jim Allison

The applicant has submitted a preliminary and final plat application of Lot 6 in Block 4 of Vernon Heights Estates II. It is a .587 acre lot to be platted from Tract A in Vernon Heights Estates II. **Motion by Gerberding to approve the preliminary plat. Second by Nelson. Motion passed. Motion by Nelson to approve the final plat. Second by Olson. Motion passed.**

Agenda Item #5 – Zoning Amendment – City of Sturgis

The City of Sturgis has submitted a zoning amendment for Park Lot 1 and Park Lot 2 in Block 1 of Hillview Subdivision. The lots are currently zoned as Park Land, and the request is to rezone the property to Open Space zoning. Abernathy presented the information provided in the commissioners' report, and said that the purpose of the zoning amendment is to prepare the property for surplus to two adjacent landowners on Arizona Avenue, and that the current zoning is designated for publicly-owned

recreational use. She said that staff felt that the Open Space zoning was a proper designation for the lots as they do not have access to a public right-of-way. It was discussed that if either lot were incorporated to the proposed buyers' properties, the zoning district would then be assumed as Medium-Density Residential housing. The commission discussed concerns they had regarding the proposed plan to surplus the property. They said they would prefer to see a better plan if the land were to be sold, and that the lots should be replatted into the residential lots. Nelson asked if the main reason for the zoning request was in the case that Park Lot 1 was not incorporated into Lot 9. Abernathy said it was, and that staff felt it was a logical step to rezone the property prior to surplus. **Motion by Nelson to approve the zoning amendment. Second by Olson. Motion passed unanimously.**

The meeting was adjourned at 6:36pm. The next regular meeting will be held on Tuesday, March 5, 2019.

Respectfully submitted,
Laura Abernathy

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