



Planning Commission

Minutes

The City of Sturgis Planning Commission held a regular meeting on Tuesday, January 8, 2019 at 5:30pm in the Lushbough Room at the Sturgis Library, 1040 Harley-Davidson Way, Sturgis, SD.

Present:

Chairman Kyle Treloar

Vice-Chair John Gerberding

Commissioner Mark Norstegaard

Commissioner Jon Olson

Commissioner Cody Weber

Absent:

Commissioner Courtney Mack

Commissioner Suzanne Nelson

Also Present:

Dave Smith (Director of Planning and Permitting)

Laura Abernathy (Planning Coordinator)

Daniel Ainslie (City Manager)

Steve Keszler (City Council)

Shanon Vasknetz (Baseline Surveying)

Rena Hymans

Chairman Treloar called the meeting to order at 5:32pm and announced a quorum was present. Motion by Olson, second by Gerberding to approve the minutes from the special Planning Commission meeting held on Tuesday, November 27, 2018. Motion carried.

Agenda Item #1 – Variances – Danny Lopez of 1304 Nellie St

The applicant has applied for a 17' variance to the 18' side setback, a 7' variance to the 10' rear setback, and a variance to the minimum size requirements for hard surfaced, off-street parking. The property is located at 1304 Nellie Street (South ½ of Lots 8-2 in McMillan's Eastern Addition). He is requesting to add a 360 sq. ft. addition to the existing 500 sq. ft. garage, which encroaches 3.5' into Ruby Street right-of-way. Abernathy presented the information included in the commissioners' report, including a brief history on a previous attempt by a landowner to expand the garage, as well as a site plan and conceptual renderings submitted by the applicant. She also said that this was a revised site plan from the original request from the applicant in January 2018, and that the proposed addition would not continue the encroachment onto public right-of-way. Rena Hymans was present on behalf of the applicant and answered questions from the Commissioners. Gerberding said had concerns with the location of the existing garage and the requested setbacks. Treloar said the submitted site plan is a better proposal, but had concerns about allowing expansion of a building that is encroaching onto public right-of-way. Hymans said the applicant was willing to obtain an encroachment permit. **Olson made a motion to recommend approval of the request, provided that the applicant obtain an encroachment permit. Second by Weber. Motion passed 4-1 (Gerberding).** The public hearing for this item will be held during the January 22 City Council meeting.

Agenda Item #2 – Preliminary and Final Plats – Landowner Group of 1211-1227 Nellie St

The landowner group of 1211, 1215, 1223, and 1227 Nellie Street (Lots A-E of Sturgis Townhouse Subdivision #1) has submitted a plat of Lots A Revised, B Revised, C Revised, D Revised, and E Revised of Sturgis Townhouse Subdivision #1. The properties are zoned as Medium-Density Residential Housing. The purpose of the plat is to correct the property boundary lines of the existing townhome lots, which are currently shifted five feet north from the common walls. **Motion by Gerberding to approve the preliminary and final plat. Second by Olson. Motion passed unanimously.**

Agenda Item #3 – Discussion – Mark Norstegaard

Mr. Norstegaard requested to discuss his property at 1445 Short Track Road, which is located outside Sturgis city limits. The current log cabin was intended to be part of a commercial business, but its current use is residential and was not built as a commercial building. It is also considered to be a second residence on a single lot, which is not allowable without permission in the county. He said that the Meade County Equalization department would like him to resolve the issue and is looking for guidance from the Planning Commission. After discussing the details of the situation, the Planning Commission suggested he look at subdividing the property in accordance to the 3-Mile Platting agreement, and possibly drafting a development agreement in the event the property is annexed into city limits. No action was required from the Commission.

Other Items

Ainslie announced that the Downtown Overlay District Ordinance had its first reading on January 8. The updates included allowing balconies within the district and regulating visible outdoor storage.

Ainslie also reminded the commission that new appointments for volunteer boards will be chosen in May.

The meeting was adjourned at 6:25pm. The next regular meeting will be held on Tuesday, February 5, 2019.

Respectfully submitted,
Laura Abernathy

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