



Planning Commission Minutes

The City of Sturgis Planning Commission held a special meeting on Tuesday, September 11, 2018 at 5:30pm in the Lushbough Room at the Sturgis Public Library, 1040 Harley-Davidson Way, Sturgis, SD.

Present:

Commissioner Suzanne Nelson
Commissioner Mark Norstegaard
Commissioner Courtney Mack

Commissioner Jon Olson
Commissioner Cody Weber

Absent:

Chairman Kyle Treloar
Vice-Chair John Gerberding

Also Present:

Dave Smith (Director of Planning and Permitting)
Laura Abernathy (Planning Coordinator)
Steve Keszler (City Council)

Elizabeth Wunderlich (City Engineer)
Brandon Bennett
Shanon Vasknetz (Baseline Surveying)

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 Wednesday, September 5, 2018. Motion passed.

Agenda Item #1 – GC-1 General Commercial Ordinance Review

Abernathy presented the information provided in the commissioners' report of the proposed changes to the General Commercial zoning district. Changes to Section B) Permitted Uses include the revision of "incidental manufacturing of food or beverages or the incidental (ancillary) manufacturing of goods for retail sales on the premises", and the removal of the restriction of employees involved with the manufacturing. Abernathy explained that this would include businesses that make a product, such as a brewery that sells its product on-site and also distributes its products outside the community, to be allowed in this district. The changes also include the removal of the restriction of fast food and drive-in businesses. The Definitions and Regulations sections have also been removed. Other minor changes were also noted in the draft. **Motion by Mack to recommend approval of the changes to the General Commercial zoning district. Second by Olson. Motion passed unanimously.**

Agenda Item #2 – Sturgis Bike Path Comprehensive plan

Abernathy gave a brief introduction of the proposed Sturgis Bike Path Comprehensive plan included in the commissioners' report packet. Wunderlich explained that there are existing transportation alternative grant options available through the South Dakota Department of Transportation (SDDOT), and the SDDOT considers applicants that have a comprehensive bike plan in place. To prepare for the

adoption of a bike path comprehensive plan, she said she worked with students from the South Dakota School of Mines and Technology to study where the City was in need of bike path services, and held meetings in April 2018 to gather public input about the proposed paths. The plan includes an overview of the current system, with the proposed paths that will interconnect the existing paths. It also included designed standards to follow. The plan is scheduled to be adopted at the September 17 Council meeting. Nelson asked if the new Fort Meade trail is included in the comprehensive plan. Wunderlich explained that the bike path plan is focusing on the paths that are hard surfaced and regularly maintained by the City. Nelson said the new Fort Meade Trail is outstanding and gave her a new appreciation of what is out there, and that she thinks that Sturgis has a lot of things that people don't know about that could be incorporated with the bike path system. Olson suggested including a portion of Moose Drive that is a "dead zone", where there is a lot of foot and bike traffic in that area, and they use the road because there is no sidewalk. Mack and Weber agreed that there were a lot of people walking and biking that area. Wunderlich discussed the proposed path that the City would submit with the SDDOT grant application that would add a connection to the bike path at the Otter Road and Raccoon Road intersection, and would run east to Vanocker Canyon Road, then split to head south along the west side of Vanocker Canyon Road, and north on the east side of the road up the Junction Avenue. Mack asked if this is what the grant would pay for. Wunderlich said that it would pay for a portion of the costs for the south half of the path, and then the City would build the north half at a later time. Mack asked when the grant application is due. Wunderlich said that it was due October 1, with an award issued in March or April 2019. The potential amount that could be awarded is up to \$400,000. She said it depends on the applicant pool on whether or not the City is awarded the grant, but the City meets the qualifications to be eligible. Nelson asked if the grant wasn't approved, if the City was willing to spend money to build the path. Wunderlich said probably not, but she was not sure. Olson asked if there was enough right-of-way to proceed with the project without having to buy property from landowners. Wunderlich said it may be a possibility, and that if the grant was awarded, the City would have to pay for some drainage maintenance to allow a bike path since it would not be covered by the grant. **Motion by Olson to recommend approval of the Master Bike Plan as presented. Second by Weber. Motion passed unanimously.**

Agenda Item #3 – Final Plat – Sam Mudlin

Sam Mudlin of 1015 Nellie Street (Lots 43-44 of Block 21 of McMillans Eastern Addition) has submitted a plat application to subdivide the property into Lots 43R and 44R. Lot 44R will be 3,856.2 sq. ft., and Lot 43R will be 3,639.9 sq. ft. The variances to address the future building and the lot size were approved at the September 5 meeting. Nelson asked what would happen if the lot was subdivided, but did not build the home. Smith said that it would not be allowed per Ordinance, and discussed that scenario with the applicant and said the applicant wants to obtain a building permit as soon as possible. The commissioners discussed the benefits of subdividing and developing Lot 43R. **Motion by Norstegaard to approve the final plat. Second by Weber. Motion passed unanimously.**

Agenda Item #4 – Final Plat – Jenter Properties, LLC

The applicant has submitted a plat application of Lots 2 Revised, 3 Revised, 5 Revised, 9 Revised, and 12 Revised-A of Jenter Subdivision. The property is currently described as Lots 2-5, 9-11 and 12 Revised. It is the location of approximately 50 manufactured or mobile homes on leased property owned by the applicant, and three apartment complexes totaling 32 units. It is currently zoned as Mobile Home 2, with the exception of Lots 2-4, which are zoned as Multi-Family Residential. The applicant submitted the

plat application to “clean up” the lot boundaries. **Motion by Mack to approve the final plat. Second by Olson. Motion passed unanimously.**

Agenda Item #5 – Final Plat – Jenter Properties, LLC

The applicant has submitted a plat application of Lots 5A and 5B in Block 1 of Jenter-Wilburn-Chaffee Addition. The property is currently described as Lot 5 in Block 1 of Jenter-Wilburn-Chaffee Addition, and is zoned as Mobile Home 2. Lot 5A on the plat will contain the existing three mobile homes and will be 4.414 acres. Lot 5B contains Bear Butte Creek property and will be approximately 3.488 acres. The portion of Ellen Street on Lot 5A is not shown on the final plat as that portion of Ellen Street is privately-owned and there are no existing easements recorded. It was reiterated by City staff that the City may potentially take ownership of Lot 5B for floodplain maintenance, which is already a responsibility of the City. **Motion by Olson to approve the final plat. Second by Mack. Motion passed unanimously.**

In other items, Nelson mentioned that the Planning Commission had previously went through the City Ordinance to proactively recommend changes to the Ordinance, and asked if that was something that that would be considered by the Planning Commission again. Smith said that there was an Ordinance Committee in place at the time, but now the Legal and Finance team now recommends changes to the Ordinance. Smith said that there are other sections to the Ordinance that his department will review as time allows and will recommend changes to Legal and Finance, and that the Planning Commission can review the changes for additional input prior to Council review.

The meeting was adjourned at 6:05pm.

The next regularly scheduled meeting will be held on Tuesday, October 2 at 5:30pm in the front conference room at City Hall.

Respectfully submitted,
Laura Abernathy

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