



## Planning Commission Minutes

The City of Sturgis Planning Commission held a regular meeting on Wednesday, September 5, 2018 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 Mark Norstegaard

Commissioner Suzanne Nelson

Commissioner Jon Olson

Commissioner Cody Weber

### Absent:

Commissioner Courtney Mack

### 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)

Sam Mudlin

Tyler and Sandra Chamberlain

Gerberding called the meeting to order at 5:29pm. Motion by Olson, second by Weber to approve the minutes from the special Planning Commission meeting held on Tuesday, July 17, 2018. Motion passed.

### Agenda Item #1 – Variance – Tyler & Sandra Chamberlain

Tyler and Sandra Chamberlain of 1221 Howard Street (the W 73' of Lot 20, W 73' of Lot 1, W 73' of the S 21' of Lot 2 in Block 3 of Original Town) have applied for a 2' variance to the 6' maximum height for fencing to allow an 8' fence in the rear of the property, and a 2' variance to allow for a 6' fence within the 25' front setback of the property. Abernathy presented the information in the report, including a site plan that showed a 6' fence up to the front property line, with a 4' fence along Howard Street and a potential 8' fence in the rear of the property.

Nelson entered the meeting at 5:31pm.

The applicant clarified the request and said he will not install an 8' fence which was discussed during the application process, but a 6' fence on three sides and a 4' fence along the front, with a rolling gate for the driveway and a small gate for the front sidewalk. After brief discussion, **Norstegaard made a motion to approve a 6' fence within the front 25' of the property. Second by Nelson. Motion passed unanimously.**

Treloar entered the meeting at 5:38pm.

**Agenda Items #2 & 3 – Variances, Preliminary Plat – Sam Mudlin**

Sam Mudlin of 1015 Nellie Street (Lots 43-44 of Block 21 of McMillans Eastern Addition) has applied for an 8’ variance to the 18’ side yard setback for a corner lot to allow for the installation of a 38’x30’ home and garage on the north end of the property. The applicant has also requested a variance to the minimum lot size requirement within a Medium-Density Residential zoning district. To allow for a home to be located on this property, he 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. City Ordinance requires 6,000 sq. ft. minimum within a Medium-Density Residential zoning district. City staff presented the request with several site plans, including a lot layout and several building concepts provided by the applicant. Gerberding asked about the access to the garage, and Mudlin discussed his plans and said that the driveway will be off of Main Street. Smith added that the house would be given a Main Street address. Olson asked if he intended to rent the apartment out. Mudlin said he was. Treloar asked if the building could be located closer to the 5’ side setback on the west. Vasknetz said they wanted to keep a space of 10’ from the neighboring property line to possibly add a potential parking pad. Treloar said it seemed like a well thought-out plan and it would fit the character of the neighborhood. Gerberding said this neighborhood has improved vastly in the last few years, and would be a good project for the neighborhood. **Motion by Treloar to approve the 8’ variance to the 18’ setback requirement. Second by Nelson. Motion passed unanimously. Motion by Treloar to approve the variance for the minimum lot size requirements. Second by Nelson. Motion passed unanimously. Motion by Treloar to approve the preliminary plat. Second by Nelson. Motion passed unanimously.**

**Agenda Item #4 – Final Plat – Dale Punt**

The applicant has submitted a final plat application of Lot 17R in Block 29 of Original Town of Sturgis, and a Dedicated Public Right-of-Way lot for Dudley Street (formerly Lots 17, 18 and 19R in Block 29 of Original Town). The property is addressed as 1060 Dudley Street. The landowner will swap a 281 sq. ft. portion of his land located on Dudley Street (denoted on the plat as Dedicated Public Right-of-Way) for a 652 sq. ft. portion of City property (Lot 19R). The purpose of the land swap is to reflect actual land uses between the City and the applicant. **Motion by Olson to approve the final plat. Second by Weber. Motion passed unanimously.**

**Agenda Item #5 – Plat – Sturgis Brewing Company (Bryan Carter)**

The applicant has submitted a plat application of Lot SBC in Block J of Glover’s Second Addition to the City of Sturgis. The property is currently described as Lots 1-10 and vacated alley and a portion of vacated Arlette Street, less highway right-of-way, in Block J of Glover’s Second Addition. The applicants have recently purchased the property and have plans to build a brewery at this location. The property is zoned as General Commercial. The Commission briefly discussed the 100-year floodplain on the property and whether or not it should be included on the plat. **Motion by Weber to approve the plat as presented. Second by Olson. Motion passed unanimously.**

**Agenda Item #6 – Preliminary 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 Norstegaard to approve the preliminary plat. Second by Nelson. Motion passed unanimously.**

**Agenda Item #7 – Preliminary 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.

Abernathy presented the information in the staff report, and said the applicant is subdividing the lot to possibly deed the property containing Bear Butte Creek to the City of Sturgis. She explained that City maintains Bear Butte Creek cooperatively with the U.S. Army Corps of Engineers, so it “makes sense” for the City to own Lot 5B. Abernathy and Smith also noted that the portion of Ellen Street on Lot 5 is not a dedicated public right-of-way, and will not be platted as such until improvements are made on that road by the landowner. **Motion by Nelson to approve the preliminary plat, given there is text added to the plat for the unplatted portion of Ellen Street. Second by Olson. Motion passed unanimously.**

The meeting was adjourned at 6:19pm.

A special meeting will be scheduled for Tuesday, September 11, 2018.

Respectfully submitted,  
Laura Abernathy

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