



Planning Commission Minutes

The City of Sturgis Planning Commission held a regular meeting on Thursday, July 5, 2018 at 5:30pm in the front conference room at Sturgis City Hall, 1040 Harley-Davidson Way, Sturgis, SD.

Present:

Chairman Kyle Treloar

Commissioner Mark Norstegaard

Commissioner Jon Olson

Commissioner Cody Weber

Absent:

Vice-Chair John Gerberding

Commissioner Courtney Mack

Commissioner Suzanne Nelson

Also Present:

Daniel Ainslie (City Manager)

Dave Smith (Director of Planning and Permitting)

Laura Abernathy (Planning Coordinator)

Steve Keszler (City Council)

Mike Bachand (City Council)

Dustin Williams

Brandon Jones (Baseline Surveying)

Patti Donney

William Meirose

Treloar called the meeting to order at 5:28pm. Motion by Olson, second by Weber to approve the minutes from the regular Planning Commission meeting held on Tuesday, June 5, 2018. Motion passed.

Agenda Item #1 – Zoning Amendment – William Meirose

The applicant has submitted a zoning amendment to rezone a portion of his property at 170 Old Stone Road (Grandpre Plat Lots 1-8 and 31-40 in Lot A). The property was recently annexed, and the applicant would like to continue the adjacent 100' wide Billboard 1 overlay zone along the southern portion of his property along Interstate 90. A one-sided Lamar billboard currently exists on the property, and if zoned correctly, improvements to the billboard would be allowed. If no other action is made, the remainder of the property will be zoned as Medium-Density Residential zoning after six months of annexation.

Motion by Olson to recommend approval of the zoning amendment. Second by Weber. Motion passed unanimously.

Agenda Item #2 – Use on Review – Tom and Patti Donney (Saab Heritage Museum)

The applicants have submitted a Use on Review to request dry RV camping at 940 Dickson Drive (Tract A – Lots 2 & 3 in the N ½ SW ¼ less Lots H1, H2 and Lot Y). The applicants are in the process of starting a car museum at this location and would like to utilize the property for camping for the annual motorcycle rally and special events. Patti Donney was present to answer questions. She stated at the time of application, the original request included dry camping, but they had considered the idea of installing

permanent spots, but would need to have a survey done to map the location of the flood zone to determine where camping would be allowable. Treloar asked if they wanted to have camping full-time or only for special events. Donney responded that they were not considering full-time camping. Olson asked if they had a number of campsites in mind. Donney said until they had a survey done, they would be unable to determine the total number of spots. Ainslie advised the Commission that they could set parameters, such as camping duration and number of spaces, to control the amount of camping on the property. The Commission discussed the temporary vending period during the rally, in which vendors can buy up to two 12-day permits for a total of 24 days within a calendar year, and considered this as a guideline for setting a limited timeframe for camping on the property. Olson asked if they would be required to hook into city sewer if they installed wet hookups, Ainslie said they would be required to hook into city services. The Commission also discussed the existing RV campground ordinance in relation to the request. The existing floodplain on the property was also discussed, and that camping would not be allowed within the floodway per FEMA regulations. **Weber made a motion to approve the request, contingent on a detailed site plan being submitted and matching the camping timeframe to the temporary rally vending period. Second by Olson. Motion passed.**

Agenda Item #3 – Preliminary Plat – Dale Punt

The applicant has submitted a preliminary 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 preliminary plat. Second by Weber. Motion passed.**

Agenda Item #4 – Preliminary Plat – Tim and Peggy Heuston (Wildflower Apartments)

The applicants have submitted a preliminary plat application of Lots PS-2A-1, PS-2A-2, PS-2A-3, and PS-2A-4. This is currently zoned as a Planned Unit Development (PUD). This is the location of the 12-unit Wildflower Townhome development on Lots PS-2A, PS-2B, and PS-2C. The first phase of construction, which included a 4-plex on 751 Boulevard Street, or Lot PS-2A, is nearing completion. The applicants would like to plat each unit as an individual lot now that the footprint is complete, and would like to be prepared to sell the units individually at some point in the future. An amendment to the PUD agreement was included in the commissioners' report, which addresses the 24.5' frontage and 3,100 sq. ft. lot size for Lots PS-2A-2 and PS-2A-4. The Commission discussed how the Meade County five-year tax abatement on improvements over \$30,000 may be affected when individual lots are platted and sold. Abernathy said the applicant has been made aware and were advised to contact the County for more information. **Motion by Norstegaard to approve the preliminary plat and PUD amendment. Second by Weber. Motion passed unanimously.**

Agenda Item #5 – Preliminary Plat – GSGS, LLC

The applicant has submitted a plat of Lots 1R, 2A, 2B, 3A, 3B, 4A, 4B, 5R, 6, 7A, 7B, 8A, 8B, 9A, 9B, 10 of Block 3 of Palisades Subdivision. The property is undeveloped and zoned as a Planned Unit Development. It is currently platted as Lots 1 through 5 in Block 3 of Palisades Subdivision. The plat reflects 12 townhome lots (Lots 2A, 2B, 3A, 3B, 4A, 4B, 7A, 7B, 8A, 8B, 9A, 9B) and four single-family lots (Lots 1R, 5R, Lot 6, and Lot 10). This block is the last undeveloped block within Palisades Subdivision and was originally intended for multi-family residential development. The plat was reviewed and the existing utility infrastructure was discussed. The utilities were installed with a manifold system,

designed for one owner of several multi-family units. The Commission discussed potential issues this may pose for future owners of the units. The applicant had stated that an agreement will be attached to the deed that states that the property owners will need to collaborate to fix any issues between the master curb stop and the manifold. **Motion by Norstegaard to approve the preliminary plat, provided a note referring to the agreement is added on the plat. Second by Weber. Motion passed 3-1 (Olson).**

Agenda Item #6 – Plat – Randy & Connie Berg/Brandon and Maranda McGillivray

Applicants have submitted a plat application of Lots 54A-1 and 54A-2 of Fritz Subdivision and Dedicated Public Right-of-Way for Bear Butte Lake Road. The property is currently described as Lot 54A of Fritz Subdivision, located within Area #2 of the 3-Mile Platting Jurisdiction. The Meade County Equalization and Planning Department requested a review from the Planning Commission as per the 3-Mile Platting Jurisdiction agreement. The Commission reviewed the plat with no comment.

Agenda Item #7 – Plat – Lou Ann Herrmann

Applicant has submitted a plat application of Lot 1 of Samuelson Subdivision and Dedicated Public Right-of-Way for Avalanche Road. The property is located at 20289 Avalanche Road, which is currently described as the unplatted S ½ of the SE ¼ of Section 19-6-5. It is located within Area #2 of the 3-Mile Platting Jurisdiction. The Commission reviewed the plat with no comment.

Agenda Item #8 – Plat – Curtis Stockert

Applicant has submitted a plat application of Tract 1 of Peaceful Valley Subdivision. The property is located at 13079 Cattail Road, which is currently described as the unplatted S ½ of the SE ¼ of 18-5-6. The property is located with Area #2 of the 3-Mile Platting Jurisdiction. The Commission reviewed the plat and noted that the dedicated public easement does not serve the properties on the north as there is a gap between the easement and the property boundary.

The meeting was adjourned at 6:49pm.

A special meeting is scheduled for Tuesday, July 17, 2018.

Respectfully submitted,
Laura Abernathy

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