



Planning Commission Minutes

The City of Sturgis Planning Commission held a special meeting on Tuesday, July 17, 2018 at 5:30pm in the front conference room at Sturgis City Hall, 1040 Harley-Davidson Way, Sturgis, SD.

Present:

Chairman Kyle Treloar

Commissioner Suzanne Nelson

Vice-Chair John Gerberding

Commissioner Cody Weber

Commissioner Mark Norstegaard

Absent:

Commissioner Courtney Mack

Commissioner Jon Olson

Also Present:

Daniel Ainslie (City Manager)

Rhea Crane (City Council)

Dave Smith (Director of Planning and Permitting)

Shanon Vasknetz (Baseline Surveying)

Laura Abernathy (Planning Coordinator)

Treloar called the meeting to order at 5:31pm. Motion by Weber, second by Gerberding to approve the minutes from the regular Planning Commission meeting held on Thursday, July 5, 2018. Motion passed.

Agenda Item #1 –Plat – Scott and Rena Hymans

The applicant has submitted a plat application of Lot 1 Revised in Block 6 of Comstock's Addition. The applicant has submitted a plat application of Lot 1 Revised in Block 6 of Comstock Addition. The property is currently described as the S ½ of Lots 1-4 (709 12th Street) and the N ½ of Lots 1-4, and all of Lots 5 and 6 (715 12th St), all in Block 6 of Comstock Addition. The Commission discussed the intended plans for the property, which includes replacing the two homes on the property to build a new office commercial building. Discussion also included the parking and access to the proposed building, as well as the floodplain on the property. **Motion by Gerberding to approve the plat. Second by Weber. Motion passed unanimously.**

Agenda Item #2 –Plat – Amy Richards

The applicant has submitted a plat application of Lot 23 in Vista Estates Subdivision. The plat will consolidate Lots 19R, 20R, 21A, and 21B into one lot for the purpose of building a single-family residence on the property. The Commission reviewed the preliminary site plan for the proposed one-story home and its location on the existing floodplain. Gerberding asked what the property owner could do in the rear of the property where there is an existing floodway and Army Corps of Engineers no-build debris basin. Ainslie responded that the bicycle master plan includes installing a bike path along the creek bed to connect into the Marcotte property and Dolan Creek Estates subdivision. Treloar asked if an easement for the proposed path is required at this point in time. Ainslie said it should be added, but the

plan has not been designed to know where exactly the bike path easement would be. It would be an eight to ten foot easement. The applicant was not present, and will need to be made aware. **Motion by Gerberding to approve the plat, under the condition that the City of Sturgis and the applicant will agree to have an easement recorded in the future. Second by Weber. Motion passed unanimously.**

Nelson entered the meeting at 5:43pm.

Agenda Item #3 – Plat – Robin Zebroski

The applicant has submitted a plat application of Lot 8C2-A and 8C2-B in Rodebank's 2nd Addition. The property is currently described as Lot 8C2 in Rodebank's 2nd Addition (1611 Ballpark Road). Lot 8C2-A will contain the existing house and garage, and Lot 8C2-B is currently undeveloped. The Commission had a brief discussion about the current use of proposed Lot 8C2-B. **Motion by Gerberding to approve the plat. Second by Nelson. Motion passed unanimously.**

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

The applicants have submitted a final plat application of Lots PS-2A-1, PS-2A-2, PS-2A-3, and PS-2A-4 in Block 10 of Potter's Second Addition. This is currently zoned as a Planned Unit Development (PUD). This is the location of the four-plex townhome unit on Lot PS-2A (751 Boulevard Street). A note has been added to the plat acknowledging the first amendment to the PUD agreement that will address minimum frontage and lot sizes effective for future subdivision on Lots PS-2A, PS-2B, and PS-2C. The Commission discussed the Meade County 5-year tax abatement on commercial improvements over \$30,000, and how subdividing these lots will make the property ineligible for the tax abatement. City staff will notify the applicants in writing. **Motion by Norstegaard to approve the final plat. Second by Gerberding. Motion passed unanimously.**

Agenda Item #5 – Final 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 in 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. Per the Planning Commission's recommendation at the July 5, 2018 meeting, a note had been added to the final plat acknowledging a ten foot water line easement for water line maintenance and repair by lot owners. This is to address the manifold system that is currently installed for water services. The utility notice to be given to future landowners will need to be provided to City staff from the developer prior to Council review. **Motion by Gerberding to approve the final plat. Second by Nelson. Motion passed.**

The meeting was adjourned at 6:08pm.

The next regular meeting is scheduled for Wednesday, September 5, 2018. No meeting is currently scheduled in August.

Respectfully submitted,
Laura Abernathy

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