



## Planning Commission Minutes

The City of Sturgis Planning Commission held a regular meeting on Tuesday, April 3, 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 Courtney Mack

Commissioner Cody Weber

Commissioner Suzanne Nelson

Commissioner Mark Norstegaard

Commissioner Jon Olson

### Also Present:

Daniel Ainslie (City Manager)

Dave Smith (Planning and Permitting Director)

Laura Abernathy (Planning Coordinator)

Mike Bachand (City Council)

Ron Waterland (City Council)

Tammy Halverson

Bob Callis (Indian Motorcycle Sturgis)

Frank Murphy (REM Construction) via phone

Kelly Vasknetz

Treloar called the meeting to order at 5:30pm. Motion by Mack, second by Olson to approve the minutes from the regular Planning Commission meeting held on Tuesday, March 6. Motion passed.

### Agenda Item #1 – Variance – Indian Motorcycle Sturgis

Indian Motorcycle Sturgis has requested a rear setback variance to install a 48'x120' motorcycle storage shed at their property located at 2130 Main Street (Lot 5 of Owens Subdivision). The applicant is requesting the building to be five feet from the rear lot line. The setbacks in a Highway Service zoning district require a minimum of 15 feet when a building is not serviced from the rear. Frank Murphy of REM Construction and Bob Callis of Indian Motorcycle Sturgis were present to answer questions from the Commission. Murphy explained the reason for the request was to allow for more lot frontage for display and customer parking. **Motion by Mack to recommend approval of the variance. Second by Nelson. Motion passed unanimously.** The variance request will be presented to the City Council at the Monday, April 16, 2018 meeting for their review.

### Agenda Items #2 & 3 – Tax Increment Finance District #15 – Boundary and Project Plan

Ainslie presented the proposed boundary and project plan for Tax Increment Finance District (TIFD) #15. The legal description of the TIFD boundary is as follows:

“Tract E-1, a Subdivision of Tract E of Lot 5 in Section 4, Township 5 North, Range 5 East of the Black Hills Meridian, City of Sturgis, Meade County, South Dakota, as shown on the plat filed in Plat Book 3 on Page

201, EXCEPTING therefrom Lot E-1-A in the SW¼SE¼ of Section 4, T5N, R5E, BHM, as shown on the plat filed in Plat Book 5 on Page 206.”

The project plan includes the proposed development of four residential lots, realignment of Woodland Drive and the bike path, and extensions of sewer and water utilities. The TIFD district would help finance a portion of the costs of improvements in this area. Brief discussion included potential storm water plans and the location of the floodplain in relation to the project area. **Motion by Gerberding to recommend approval of the boundary and the project plan. Second by Olson. Motion passed 6-0, with one abstaining (Mack).**

**Agenda Item #4 – Use on Review Annual Review - Tammy Halverson of Mountain View Care**

Tammy Halverson of 1681 Joedy Street updated the Commission on her progress to meet the conditions set by the City Council when the Use on Review to operate an adult care facility was approved in March of 2017. She met with a contractor who said the handicapped ramp and hard surfacing could be done within 30 days if the contract was accepted. She had problems with contractors and had family issues that had prevented her from completing the project within the 6-month timeframe allotted by the City Council. Motion by Gerberding, second by Weber to have the applicant present a contract and show substantial completion by the next Planning Commission meeting. Motion failed due to lack of a majority vote. **Nelson made a motion to recommend the Use on Review be revoked unless the applicant can provide City staff a contract by April 13 that indicates the project will be completed by May 8. Second by Mack. The motion passed 6-0, with one abstaining (Norstegaard).** The request will be presented to the City Council at the Monday, April 16, 2018 meeting for their review.

**Agenda Item #5 – Vacation - Dolan Creek LLC**

Dolan Creek, LLC, the owner of Tract B2 of Murray Addition #2, has submitted a petition to the City of Sturgis and Meade County requesting the vacation of section line right-of-way adjacent to the property. The legal description of the right-of-way requested to be vacated is:

“A Portion of Section Line R.O.W. being 66’ (feet) in width from the Quarter Corner East to the Sixteenth Corner and previously Vacated Section Line R.O.W. as recorded in Book 848 at Page 74. Located along the section line common to Section 8 and Section 17, Township 5 North, Range 5 East, Black Hills Meridian, Meade County, South Dakota.”

As per SDCL 31-3-44, the Meade County Equalization and Planning department has requested that the City of Sturgis first review the petition, and upon approval from the Sturgis City Council, the vacation process may continue under the County’s authority. **Motion by Olson, second by Gerberding, to recommend approval of the vacation, provided the vacation does not restrict access to adjacent properties.**

The meeting was adjourned at 6:26pm.

The next regular meeting is scheduled for Tuesday, May 8, 2018.

Respectfully submitted,  
Laura Abernathy

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