



## Planning Commission Minutes

The City of Sturgis Planning Commission held a regular meeting on Tuesday, May 8, 2018 at 5:30pm in the Lushbough Room in the Sturgis Public Library, 1040 Harley-Davidson Way, Sturgis, SD.

### Present:

Chairman Kyle Treloar

Commissioner Suzanne Nelson

Vice-Chair John Gerberding

Commissioner Cody Weber

### Absent:

Commissioner Courtney Mack

Commissioner Jon Olson

Commissioner Mark Norstegaard

### Also Present:

Laura Abernathy (Planning Coordinator)

Ron and Jackie Gapp

Mike Bachand (City Council)

Shanon Vasknetz (Baseline Surveying)

Treloar called the meeting to order at 5:37pm. Motion by Nelson, second by Gerberding to approve the minutes from the regular Planning Commission meeting held on Tuesday, April 3. Motion passed.

### Agenda Item #1 – Plat – Scott Peterson Motors

The applicant has submitted a plat of Lot 1A, 1B, 2R and 3R of Vanocker Junction Subdivision (currently Lots 1-3 of Vanocker Junction Subdivision and Lot BR-2 of Vanocker Canyon Meadows Subdivision). Vasknetz was present to answer questions regarding future plans for the property, such as the location of the future campus for the Sturgis Motorcycle Museum on Lot 1B, and a proposed open space area on Lot 2R due to its location on a floodway. Lot 3R is a vacant lot currently listed for sale at the intersection of Junction Avenue and Pine View Drive. **Motion by Gerberding to recommend approval of the final plat. Second by Nelson. Motion passed unanimously.**

### Agenda Item #2 – Plat – Jim Allison

The applicant has submitted a plat of Lot 21 in Block 4 of Vernon Heights Estates II Subdivision. This lot is a portion of unplatted Tract A of Vernon Heights Estates II subdivision. The applicant is in the process of selling the lot for future residential development in a Low-Density Residential zoning district. **Motion by Weber to recommend approval of the final plat. Second by Gerberding. Motion passed unanimously.**

### Agenda Item #3 – Plat – Dean Sigman

The applicant has submitted a plat of Lots 12R and 13R in Block 5 of Palisades Subdivision. The plat reflects a minor lot line adjustment between the two properties, located at 2326 and 2322 Palisades

Loop. The purpose of the lot line adjustment is to address minor encroachment issues. **Motion by Gerberding to recommend approval of the final plat. Second by Nelson. Motion passed unanimously.**

#### **Agenda Item #4 – Variance – Sturgis Meat Service**

Ron and Jackie Gapp of Sturgis Meat Service at 2350 Park Avenue (Lots 1-7 in Block 12 of Comstock's Addition) have applied for a variance to the 35' frontage requirements in a Highway Service zoning district. The applicants are requesting for a zero lot line setback to install a cooler addition for their business. Abernathy presented the information in the report that included a proposed site plan and the building's location in relation to the neighboring properties and city utilities. Mr. Gapp stated that at the minimum, a 20'x26' cooler addition would be needed for business expansion. The Commission discussed the variance that was previously approved in April of 2017 for a temporary, mobile office to be located on the property and that the structure was not hooked up to existing utilities. Mr. Gapp apologized and said hooking up to city utilities was cost prohibitive. The mobile office was approved with a three-year, non-transferable limit that will expire in April of 2020. The applicants stated that if the variance to allow the addition was granted, the temporary office would no longer be necessary. The Commission also discussed the encroachment of the Sturgis Meat Service building into the Park Avenue right-of-way. City staff advised that an encroachment permit was available, or the applicant can ask to purchase a portion of right-of-way from the City to resolve the encroachment issue. The Commission also discussed the location of a fire hydrant on the northeast corner of the property, and that a five-foot clearance buffer is required. The Gapps stated that the building plans could be adjusted to avoid the hydrant. The Commission also discussed the plan for employee parking on the property. **Gerberding made a motion to recommend approval of the variance, contingent on the applicants obtaining an encroachment permit, and the removal of the temporary office on the issuance of a building permit. Second by Weber. Motion passed unanimously.**

#### **Agenda Item #5 – Mountain View Care**

Abernathy presented an update from the April 16, 2018 City Council meeting regarding the Use on Review for Mountain View Care. The Council voted to approve the Use on Review for another year, given that the handicapped ramp and hard surfacing was installed by the May 8 Planning Commission meeting. The project was completed on April 30, and the Use on Review will undergo the typical yearly review process.

The meeting was adjourned at 6:25pm.

The next regular meeting is scheduled for Tuesday, June 5, 2018.

Respectfully submitted,  
Laura Abernathy

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