



Planning Commission Minutes

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

Commissioner Mark Norstegaard

Commissioner Jon Olson

Commissioner Cody Weber

Absent:

Commissioner Suzanne Nelson

Also Present:

Daniel Ainslie (City Manager)

Dave Smith (Director of Planning and Permitting)

Laura Abernathy (Planning Coordinator)

Steve Keszler (City Council)

Shanon Vasknetz (Baseline Surveying)

Tina and Larry Porterfield

Matthew Jackson (Belle Joli Winery)

Nancy McPherson

Toni Moore

Dale Punt (via phone)

Gerberding called the meeting to order at 5:32pm. Motion by Mack, second by Olson to approve the minutes from the regular Planning Commission meeting held on Tuesday, May 8, 2018. Motion passed.

Agenda Item #1 – Plat – City of Sturgis

The City of Sturgis has submitted a plat application of Lots 19R and 20R in Block 29 of Original of Sturgis and dedicated public right-of-way for Dudley Street. The purpose of the application is to plat a portion of City property that will be integrated into 1060 Dudley Street as part of a land swap for a portion of Dudley Street right-of-way. **Motion by Mack to recommend approval of the plat. Second by Olson. Motion passed unanimously.**

Agenda Item #2 – Vacate – Glover Properties, LLC

The applicant has submitted a petition to vacate a portion of Arlette Street adjacent to Lots 6 and 7 in Block J of Glover's 2nd Addition. The applicant is in the process of selling the property, and is requesting the vacation as that portion of Arlette Street has never been used for public travel. Prior to building, the new owner will be required to replat the property. **Motion by Olson to recommend approval of the request. Second by Weber. Motion passed unanimously.**

Agenda Item #3 – Variance - Jackson Winery & Vineyards (Belle Joli)

The applicant has submitted a variance request to the 6' maximum height for fencing to allow for the installation of a 7-10' fence around the vineyard at 3951 Vanocker Canyon Road to help with deer

mitigation. **Motion by Mack to recommend approval of the request. Second by Norstegaard. Motion passed unanimously.**

Agenda Item #4 – Variance – Toni Moore

The applicant has submitted a variance application to the 4' maximum height for fencing within the front yard setback to allow for the installation of a 6' chain link fence at 1213 9th Street. The fence will be located on the north side of the property, but a portion will be within the first 25' of the front yard setback. **Motion by Mack to recommend approval of the request. Second by Norstegaard. Motion passed unanimously.**

Treloar entered the meeting at 5:49pm.

Agenda Item #5 – Variance – Nancy McPherson

The applicant has submitted a 5' variance to the side setback in a Medium-Density zoning district to allow for the installation of a new carport at 330 8th Street. The 12'x20' carport will be located on the lot line. The applicant has also requested a variance to the hard surfaced, off-street parking requirement. Discussion was held regarding the construction of the carport and gutter installation to handle rain and snow runoff onto the neighbor's property. Discussion also included the status of hard surfaced driveways in that area of town. The applicant intends to use gravel for parking surface. Mack asked how many driveways in the neighborhood were hard surfaced. Smith said that the driveways in this part of town were mostly gravel. The street width of 8th Street and its lack of sidewalk and curb and gutter were also discussed in relation to the hard surfacing variance request. **Motion by Treloar to recommend approval of the variance request to the side setback to allow for the installation of the carport. Second by Olson. Motion carried. Motion by Mack to recommend approval for the variance to the hard surfacing requirement. Second by Weber. Motion carried 5-1 (Treloar).**

Agenda Item #6 – Variance – Larry and Tina Porterfield

The applicants have submitted a 15' variance to the 25' rear setback requirement and a 5' variance to the 10' side setback requirement to allow for the installation of a new 24'x24' garage at 2125 Hill Street. The property is located in a Mobile Home 1 zoning district. The applicants plan to replace an older house that is currently being used for storage, and place the garage at a 10' rear and 5' side setback to avoid existing utility lines on the lot. **Motion by Gerberding to recommend approval of the request. Second by Weber. Motion carried.**

The meeting was adjourned at 6:13pm.

The next regular meeting is scheduled for Thursday, July 5, 2018.

Respectfully submitted,
Laura Abernathy

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