



## Planning Commission Minutes

The City of Sturgis Planning Commission held a regular meeting on Tuesday, February 6, 2018 at 5:30pm in the front conference room at Sturgis City Hall, 1040 Harley-Davidson Way, Sturgis, SD.

### Present:

Commissioner John Gerberding  
Commissioner Courtney Mack  
Commissioner Kyle Treloar

Commissioner Mark Norstegaard  
Commissioner Jon Olson  
Commissioner Cody Weber

### Absent:

Commissioner Suzanne Nelson

### Also Present:

Dave Smith (Planning and Permitting Director)  
Laura Abernathy (Planning Coordinator)  
Mike Bachand (City Council)  
Brad and Lori Clark

Dave Wilson (Sturgis Real Estate & Auctions)  
Sam Mudlin  
Shanon Vasknetz (Baseline Surveying)  
Dave Murtha

Abernathy called the meeting to order at 5:34pm. Abernathy announced a change in the agenda which would move the election of officers to the end of the meeting. Motion by Olson, second by Gerberding to approve the revised agenda. Motion passed. Motion by Gerberding, second by Olson to approve the minutes from the special Planning Commission meeting held on Thursday, February 1. Motion passed.

### **Agenda Item #1 – Plat – City of Sturgis, Dakota Mill & Grain, MacPar LLC, Scott Sabers, Foothills Seed**

A plat was presented that reflects the replat of Lots JA-1, JA-2, JA-3, Lot 1 of Lot C, Lot D-1, Lot A, Lot B less Lot B-1, Tract B, Tract A less Lot H-1, Lot A2 of Lot A of Lot 9, all of Glovers First Addition and RR Lot 1, all located in the NW ¼ NW ¼ of Section 15-5-5 and the NE ¼ NE ¼ of Section 16-5-5. The plat submitted will reflect Lots 1-7 of South Junction Business Plaza. **After brief discussion, there was a motion by Treloar to recommend approval of the plat. Second by Gerberding. Motion passed unanimously.** The plat will be presented to the City Council at the Tuesday, February 20, 2018 meeting for their review.

### **Agenda Item #2 – Vacate Plat – Sturgis Motorcycle Museum**

The Sturgis Motorcycle Museum has submitted a petition to vacate the currently recorded plat for 999 Main Street (Lot SMM in Block 6 of Ft. Meade Addition). The petition requests the platted area to be returned to the previously recorded legal description of Lots 26-33 in Block 6 of Ft. Meade Addition. City

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staff presented the information provided in the commissioners report and stated that the reason for the request was to address insurance matters due to the floodway that exists on the property as it is currently platted. The vacation will also address the incomplete plat that was filed in 2016, in which not all of the landowners' signatures were recorded on the plat. **Motion by Mack to recommend approval of the vacation request. Second by Treloar. Motion passed unanimously.**

The public hearing for this item will be held during the City Council meeting on Tuesday, February 20.

### **Agenda Item #3 – Variance – Brad and Lori Clark, LLC**

Brad and Lori Clark have submitted a variance application for their property at 2316 Junction Avenue (Lots 1-4 of Block AB of Glovers First Addition). The applicants have requested a variance to the landscaping regulations as listed in Title 18, Article 9, Section 4 of the City Ordinance. The Ordinance states that "All areas for parking which have ninety-nine (99) or fewer parking spaces shall provide landscaping (living plant material) on the perimeter, which is equal to or greater than 10% of the overall lot area." The property will be leased to Taco John's of 2314 Junction Avenue for additional parking for the business. The applicants also own this property under a separate entity, Lotta's Mexican Foods, Inc. The applicants were present, and discussed the reason for the request and how the 10% landscaping requirement would affect their business and the traffic flow between the two lots. Abernathy stated that City staff was not in favor of forgoing landscaping completely, but a compromise for a reduction in the landscaping requirements was an option. The applicants and Commission discussed options for landscaping that could work with the proposed site plan. Mack made a motion to allow for 3% of total landscaping between the two properties. Treloar pointed out that, although the applicants own both properties, the two lots are listed under separate entities, and a variance may not be applicable in that situation. **Mack withdrew her motion, and made a motion to recommend approval of a variance for a 3% landscaping requirement for the parking lot. Second by Gerberding. The motion passed with Gerberding, Mack, Norstegaard, Olson, and Weber voting yes, Treloar abstaining.**

The public hearing for this item will be held during the City Council meeting on Tuesday, February 20.

### **Agenda Item #4 – Variance – Sam Mudlin**

Sam Mudlin has requested a front setback variance to install a shed roof over the front door at his property located at 1015 Nellie Street (Lots 43-44 of Block 21 of McMillans Eastern Addition). The house is four feet from the property line and currently does not meet the ten foot required setback as required in a Medium-Density Residential zoning district. The application is requesting a zero foot setback to allow the installation of the roof. Abernathy presented the information provided in the commissioners report, and stated that City staff recommends approval as the shed roof is a minimal improvement that will not affect the health and safety of the public. City staff mentioned that a site visit revealed that an existing privacy fence is encroaching on the dedicated public right-of-way, and that any new improvements, including the proposed shed roof, shall not encroach into the dedicated right-of-way. The encroachment of the fence will be addressed as a separate matter within the Planning and Permitting department. **Motion by Gerberding to recommend approval of the request. Second by Olson. Motion passed unanimously.**

The public hearing for this item will be held during the City Council meeting on Tuesday, February 20.

City staff gave an update for an upcoming Use on Review yearly review for Mountain View Care of 1681 Joedy Street. The applicant has not met the hard surfacing requirements nor installed an ADA

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wheelchair ramp as agreed upon when approved at the March 6, 2017 City Council meeting. City staff was advised to contact the applicant and schedule a review of the Use on Review at an upcoming Planning Commission meeting.

**Agenda Item #5 – Officer Elections**

A motion was made by Mack and seconded by Gerberding to nominate Treloar as Chairman. The vote to approve the nomination of Treloar as Chairman passed unanimously.

A motion was made by Gerberding and seconded by Mack to nominate Gerberding as Vice-Chairman. The vote to approve the nomination of Gerberding as Vice-Chairman passed unanimously.

The meeting was adjourned at 6:27pm.

The next regular meeting will be held on Tuesday, March 6, 2018.

Respectfully submitted,

Laura Abernathy

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