



Planning Commission

Minutes

The City of Sturgis Planning Commission held a special meeting on Tuesday, October 16, 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 Suzanne Nelson

Commissioner Mark Norstegaard

Commissioner Jon Olson

Commissioner Cody Weber

Absent:

Commissioner Courtney Mack

Also Present:

Dave Smith (Director of Planning and Permitting)

Daniel Ainslie (City Manager)

Steve Keszler (City Council)

Mike Bachand (City Council)

Roger Call (Sturgis Brewing Company)

Bryan Carter (Sturgis Brewing Company)

Leah Berg (ACES)

Chairman Treloar called the meeting to order at 5:30pm and announced a quorum was present. Motion by Olson, second by Weber to approve the minutes from the regular Planning Commission meeting held on Tuesday, October 2, 2018. Motion carried.

Agenda Item #1 – Variance – Sturgis Brewing Company (Roger Call and Bryan Carter)

Smith presented the information provided in the commissioner's report for a request from Sturgis Brewing Company. Sturgis Brewing Company partners Roger Call and Bryan Carter were present with Leah Berg, engineer for ACES Engineering. The applicants are requesting a 10' variance to the 10' side setback, or a 0' side setback, to construct a new brewery at 600 Anna Street (currently described as Lots 1-10 and vacated alley and a portion of vacated Arlette Street, less highway right-of-way, in Block J of Glover's Second Addition). Smith said that city staff recommended a 5' variance because of the possibility that the City may improve the drainage to the east, and that space would allow more room for construction. He said that future development south of the interstate may make this a necessary improvement. Call said that they have a land use agreement in place with the City for the applicants to use Romey Street dedicated right-of-way, which is currently an unimproved drainage, and an additional five feet would be "no man's land". Ainslie said that no permanent structures could be built on the Romey Street right-of-way, but they could use the property for sidewalks, patios, parking, and so on. Smith said that the recommendation was to move the building five feet from the lot line and away from the drainage area. Carter asked what kind of work would occur in the drainage. Ainslie said there are no current plans. Smith said that if it does come to that, the city should be prepared for any possible scenarios. Ainslie said the type of improvements could vary and not necessarily be a concrete channel. Treloar asked if a five foot variance would work with the site plan. Call said it would. Treloar asked how

the lease would work. Ainslie explained that the lease was approved at the previous City Council meeting, and that while they could not restrict public access, they could use the land for a patio for receptions or a picnic-type area, and to clean it up. The City would maintain ownership of it, so if storm drainage improvements had to be done, the City would have the ability to do so. Call said that most of the Romey Street area is floodway, and nothing could be built there anyway, and they wanted to make sure the area was cleaned up. Berg said that the building would be in the floodplain, but be elevated above the base flood elevation for FEMA specifications. Discussion continued briefly about the site layout and the floodplain in the area. **Gerberding made a motion to recommend approval of a 5' variance to the 10' side setback. Second by Nelson. Motion passed unanimously.** The public hearing for this item will be held at the November 5, 2018 City Council meeting.

Agenda Item #2 – Final Plat – Timothy and Debbie Patmore

The applicants have submitted a final plat application of Lots 1 and 2 of Barry Subdivision, located at 3009 Vanocker Canyon Road. The property is currently described as the north 111.25' of the Remainder of Lot C and the south 55' of Lot C in the NE ¼ SE ¼ of Section 16. The property is zoned as Medium-Density Residential Housing. The applicants are subdividing the property with the single-family home located on Lot 1 and the two trailer houses located on Lot 2. A 25' shared access easement would be created for access between the lots. Treloar asked what a trigger would be if the lot was sold and the service lines would need to be moved. Smith said the service lines are located within Lot 1, with one extending down into Lot 2. He said the applicant has no intention of selling soon. Treloar asked again how that would be enforced if sold. Smith said that the applicant intends to remove the trailer homes for the construction of a single-family home on the lot, and before construction could start a separate service line would have to be installed. Olson said that the previous discussion was that if a lot was sold, the property would have to be brought up to current city ordinance. It was discussed that a notification for the property could be added to the CitizenServe web portal, so if a building permit was applied for, a notification would appear. Nelson asked what the property was zoned. Smith said it was Medium-Density Residential. Nostegaard asked if the trailer homes were grandfathered in. Smith said it was a non-conforming residential use. Norstegaard asked if the mobile homes could be replaced. Smith said no, and once moved out, they would not be allowed back in. After brief discussion, there was a **motion by Gerberding to approve the final plat, with alerts on the property for the requirement of new services if improvements on the properties are made. Second by Olson. Motion passed unanimously.** *Secretary's note: Since the preliminary review at the previous meeting, a note had been added to the final plat regarding the requirement for new service lines if either lot is sold.*

Agenda Item #3 – 3-Mile Plat (Area #2) – Brian and Jason Gueke

The applicants have submitted a plat application to the Meade County Equalization and Planning Department for Lots 3A and Lot 3B of Avalanche Subdivision, located at 20258 Avalanche Road. It is located in Area #2 of the 3-Mile City of Sturgis and Meade County Platting Jurisdiction. Lot 3 will be subdivided into two 4.8 acre lots, Lot 3A and Lot 3B, with a 40' wide private driveway easement on the north end of Lot 3A to serve Lot 3B. Smith said that if this property was closer to city limits, staff would not recommend allowing an access easement across another property, because lots within the city are required to have a frontage to a public right-of-way. The commission discussed potential issues with access easements, the topography of the lots, recent construction on surrounding properties, and flagpole lots. Treloar asked what would happen if the city did not recommend approval for the plat. Ainslie said that the potential issue that the city would be concerned with is public safety, including ambulance services, if a lot does not front a public access. Olson mentioned how ghost platting could

help with these types of plat applications. Ainslie said that the property is far from the potential annexation area, and that there would be no reason to deny the plat. **Motion by Norstegaard to recommend approval of the plat to the Meade County Department of Equalization and Planning Department, with the comment that the commission had concerns regarding public safety and access easements. Second by Weber. Motion passed 5-1 (Gerberding).**

The meeting was adjourned at 6:05pm. A regular meeting is scheduled for Tuesday, November 6, 2018.

Respectfully submitted,
Dave Smith (LA)

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