



Planning Commission

Minutes

The City of Sturgis Planning Commission held a regular meeting on Tuesday, October 2, 2018 at 5:30pm in the front conference room at Sturgis City Hall, 1040 Harley-Davidson Way, Sturgis, SD.

Present:

Vice-Chair John Gerberding
Commissioner Courtney Mack

Commissioner Jon Olson
Commissioner Cody Weber

Absent:

Chairman Kyle Treloar
Commissioner Mark Norstegaard

Commissioner Suzanne Nelson

Also Present:

Laura Abernathy (Planning Coordinator)
Mike Bachand (City Council)

Shanon Vasknetz (Baseline Surveying)
Ron Gapp (Sturgis Meat Service)

Vice-Chair Gerberding called the meeting to order at 5:34pm. Motion by Mack, second by Olson to approve the minutes from the special Planning Commission meeting held on Tuesday, September 11, 2018. Motion carried.

Agenda Item #1 – Vacate – Jackie and Ron Gapp of Sturgis Meat Service

The applicants have submitted a vacation petition to vacate a 9.25'x183.11' wide portion of Park Avenue adjoining and abutting Lots 1-7 in Block 12, and the west half of vacated 13th Street of Comstock's Addition. The property address is 2350 Park Avenue. The purpose of the vacation process is to address the encroachment of the existing building on Park Avenue right-of-way. Abernathy presented the information in the report and said the request is the minimum amount needed to resolve the encroachment of the building onto Park Avenue right-of-way, which is currently 70 feet wide. Sixty-one feet of right-of-way would remain if the vacation request were approved. She said that the request would not affect the existing uses of the street for maintenance and public travel, nor would it affect the existing utilities. Gerberding asked what would be the potential issues of leaving the building within the right-of-way. Abernathy said the city could have the encroachment removed, so a vacation of a portion of the street would be the easiest way to fix the situation. She also said that if the business were to be sold, some financial institutions would have an issue financing structures that are not within their property boundary. Mack asked what the motivation was. Mr. Gapp said that they wanted to get the land cleaned up so if they ever sold the property, the encroachment would not be an issue and the vacate request would "make it legal". **Mack made a motion to recommend approval of the request to vacate a portion of Park Avenue. Second by Olson. Motion passed unanimously.**

Agenda Item #2 – Preliminary Plat – Sturgis Meat Service

The applicants have submitted a plat application for Lot SMS in Block 12 of Comstock’s Addition. The property is located at 2350 Park Avenue. The property is currently described as Lots 1-7 in Block 12, including the north half of the vacated alley abutting Lots 1-7, and the west half of vacated 13th Street adjoining and abutting Lot 1, all in Block 12 of Comstock’s Addition. The purpose of the plat is to show the new lot lines of the property assuming the approval of the previously discussed vacation request. The Commission pointed out the discrepancies between the GIS parcel map, which shows a flagpole extension of vacated 13th Street to the south, and the preliminary plat, which does not show that extension. **Motion by Olson to approve the preliminary plat, contingent that the legal description of the property is verified. Second by Weber. Motion passed unanimously.**

Secretary’s Note: The deed for the property was reviewed and the preliminary plat reflects the correct legal description for the property.

Agenda Item #3 – Preliminary Plat – Timothy and Debbie Patmore

The applicants have submitted a preliminary plat application of Lots 1 and 2 of Barry Subdivision. 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. Abernathy presented the information in the report, and said that the meters for the individual services are located in the same pit near the house. She said city staff recommends that a utility site plan should be submitted so if either lot is ever sold, the new landowners would be aware that new service lines would need to be installed. She also said that the mobile homes are pre-existing, non-conforming and, if removed, the landowner would not be allowed to move trailers back in. Vasknetz said that, based on his conversation with the landowner, it is likely that the trailers would be removed in the future, and if Lot 2 were sold it would be intended for a single-family residence. Discussion returned to the location of the service lines. Olson asked if a surveyor’s note could be added mentioning the requirement for separate service lines. Vasknetz said it could be added. **Motion by Olson to approve the preliminary plat. Second by Weber. Motion passed unanimously.**

Agenda Item #4 – Final Plat – Sturgis Brewing Company

Abernathy presented the final plat presentation for Lot SBC in Block J of Glover’s Second Addition to the City of Sturgis. The property is 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. The property is zoned as General Commercial, and a brewery is planned to be built at this location. **Motion by Mack to approve the final plat. Second by Olson. Motion passed unanimously.**

Agenda Item #5 – Variance – Sturgis Brewing Company

Abernathy gave a brief overview of the variance request submitted by Sturgis Brewing Company for a lot line setback for the new brewery at 600 Anna Street. A special meeting will be scheduled for Tuesday, October 16 to review the request.

The meeting was adjourned at 6:10pm. A special meeting will be scheduled for Tuesday, October 16, 2018.

Respectfully submitted,

Laura Abernathy

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