



Planning Commission

Minutes

The City of Sturgis Planning Commission held a regular meeting on Tuesday, November 6, 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 Jon Olson

Commissioner Cody Weber

Absent:

Commissioner Courtney Mack

Commissioner Suzanne Nelson

Commissioner Mark Norstegaard

Also Present:

Dave Smith (Director of Planning and Permitting)

Laura Abernathy (Planning Coordinator)

Daniel Ainslie (City Manager)

Steve Keszler (City Council)

Mike Bachand (City Council)

Doug Van Steenwyk

Gloria Peterson

Cheryl Goodall

Patrick and Tammy Tennyson

Shanon Vasknetz (Baseline Surveying)

Chairman Treloar called the meeting to order at 5:31pm and announced a quorum was present. Motion by Gerberding, second by Weber to approve the minutes from the special Planning Commission meeting held on Tuesday, October 16, 2018. Motion carried.

Agenda Item #1 – Variance – Doug Van Steenwyk

The applicant has submitted a 2.5' variance request to the 10' front setback to allow for the installation of a porch in front of his home at 1135 Boulevard Street (Lot 8, E ½ of Lot 9 in Block 10 in Potter's 1st Addition). Abernathy presented the information included in the staff report, including a conceptual drawing provided by the applicant. The commission briefly discussed the 86' wide right-of-way of Boulevard Street. **Olson made a motion to recommend approval of the request. Second by Gerberding. Motion passed unanimously.** The public hearing for this item will be held at the November 19, 2018 City Council meeting.

Agenda Item #2 – Preliminary Plan Review and Voluntary Development Agreement – Cheryl Goodall and Gloria Peterson

Applicants have submitted a preliminary plan to develop property currently described as Lot 1 in Block 1 of Glover's Third Addition. They have submitted a plat to subdivide the property into Lots 1A and 1B, and intend build a primary residence with a secondary mother-in-law type home on Lot 1A, and sell Lot 1B for another single-family development. A voluntary development agreement has been drafted which lists criteria to be met prior to the development of the property, as well as some allowances for the

property owners. Abernathy presented the information in the commissioner's packet, and briefly described the content of the voluntary development agreement. She gave an overview of the items the city will require the applicants to complete, including the development of a cul-de-sac and extension of sewer and water mainlines. The agreement would also allow for a 30' wide shared access easement on Lot 1A for access to both lots, as well as a secondary residence on Lot 1A. She also shared the comments that City staff had noted, including potential water pressure issues due to elevation and the possible need for a sewer lift station. Ainslie further explained that the property could be developed without an agreement, but a voluntary development agreement would allow for the shared access and secondary residence, given that the owners agree to construct the cul-de-sac. He also said that Lot 1B has the proper frontage to construct a separate access. He also said that the agreement would allow for the driveway to be paved only for 100' instead of the entire length as required by City Ordinance. Ainslie said staff did not have concerns if the secondary residence shared the service line for the primary residence, but if sold and subdivided, the secondary residence should have a separate water and sewer service lines. Abernathy introduced Mr. and Mrs. Tennyson as the potential buyers for Lot 1B. Treloar asked if this area was on a different water pressure zone than the neighboring areas. Ainslie said yes, and there were two options that the applicants could consider. He said one was to consider tying in to the high-pressure line from the Vernon Heights Estates subdivision, or extending the existing lower pressure line on Harmon Street and using a private tank system. Gerberding briefly talked about private pressure tank systems and sewer lift systems, and said that an engineer or plumbing contractor could help them figure it out. Ainslie also said that the property would be subject to code enforcement regulations, including mowing the grass. Olson asked if the purpose of the shared access easement was due to topography. Mr. Tennyson said it was the location of an existing trail. Ainslie said that it would be cost effective for the owners, but the topography may be a factor. Olson suggested that the lot line could be moved to avoid having a shared access easement on Lot 1A. He also asked what would prevent the owners of Lot 1A from renting out the secondary residence. Smith said that the secondary residence was intended for use by a family member. Olson asked how that would be enforced. Ainslie said that the City would not actively enforce it, but the main concern was if the property was sold, the secondary residence should be platted as its own lot. Olson said that the buildings should be built far enough away to meet setbacks if subdivided, which would be five foot side setback for each lot. Treloar said that the secondary residence would not be "over-developing" the 7-acre lot, as long as they consider the possibility that they may want to further subdivide the property in the future. **Motion by Gerberding to approve the plan and agreement. Second by Weber. Motion passed 3-1 (Olson).** The item will be presented to the City Council at the November 19 meeting.

Agenda Item #3 – Plat – Cheryl Goodall and Gloria Peterson

The applicants have submitted a plat of Lots 1A and 1B in Block 1 of Glover's Third Addition. Abernathy presented the preliminary and final plats included in the commissioner's packet. After brief discussion, there was a **motion by Gerberding to recommend approval of the plat. Second by Weber. Motion passed 3-1 (Olson).**

Agenda Item #4 – Final Plat – SPM Holdings of Sturgis, LLC

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). This item was previously approved at the May 8 meeting, but the applicant has made a minor lot line revision to Lot 1B as well as a text correction on Lot 1A. The floodplain boundary on the original plat submission

has been removed. **Motion by Gerberding to recommend approval of the plat. Second by Olson. Motion passed unanimously.**

Agenda Item #5 – 3-Mile Plat – Lou Ann Herrmann

The applicant has submitted a plat of Lot 2 of Samuelson Subdivision. The proposed plat is located in Area #2 of the Meade County and City of Sturgis 3-Mile Platting Jurisdiction. The Commission briefly discussed the 66' wide shared access easement on the unplatted remainder of the property, which will serve both Lots 1 and 2. They also discussed the existing access north of Lot 1. Vasknetz said that Meade County allows up to five houses that can share an access easement, and that the access north of Lot 1 was only 33' wide. **Motion by Gerberding to recommend approval of the plat to the Meade County Planning Board. Second by Olson. Motion passed unanimously.**

The meeting was adjourned at 6:15pm. A regular meeting is scheduled for Tuesday, December 4, 2018.

Respectfully submitted,

Laura Abernathy

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