

Planning Commission Minutes

The City of Sturgis Planning Commission held a special meeting on Tuesday, March 21, 2017 at 5:30pm in the Lushbough Room at Sturgis City Hall, 1040 Harley-Davidson Way, Sturgis, SD.

Present:

Commissioner John Gerberding
Chairman Judy Hughes

Commissioner Mark Norstegaard
Commissioner Kyle Treloar

Absent:

Commissioner Courtney Mack Commissioner San Monahan Commissioner Suzanne Olson

Also present:

Dave Smith (Planning and Permitting Director)
Laura Abernathy (Planning Coordinator)
Mike Bachand (City Council)
Ron Waterland (City Council)

Pat Kurtenbach (SEDC)
Paul Bisson (SEDC)
Rick Anderson

Chairman Hughes called the meeting to order at 5:32 pm. The minutes of the March 7, 2017 regular Planning and Zoning Commission meeting were approved by the commission.

Agenda Item #1: Tax Increment Finance District #14

Smith presented the proposed boundaries of Tax Increment Finance District #14. The purpose of establishing a TIF district will be to encourage the construction of a senior living facility and to finance improvements along Dolan Creek Road and Ferguson Drive. The improvements will include new storm water facilities, sidewalks, road improvements and a drainage project. Rick Anderson, a property owner within the proposed district, was present to voice his concerns about the future project and proposed drainage improvements adjacent to his property. The commission discussed the location of the proposed drainage improvements and questions were raised regarding the purpose of establishing a TIF district and how it is implemented. The final project within the TIF district will be approved at a later date.

Treloar made a motion to approve the district boundaries. Gerberding seconded the motion and all commissioners present voted to approve the boundaries of the tax increment district. The boundaries will contain the following parcels:

Lots 7, 10, and 11 of Hurley Subdivision, located in the SE1/4SW1/4 of Section 9, T5N., R5E., B.H.M., City of Sturgis, Meade County, South Dakota, as shown on the plat recorded in Plat Book 21 on Page 194.

Lots 8 and 9 of Hurley Subdivision, located in the SE1/4SW1/4 of Section 9, T5N., R5E., B.H.M., of the City of Sturgis, Meade County, South Dakota, as shown on the plat filed in Plat Book 21 on Page 194.

Lot 5H1-ROE of Hurley Subdivision. Formerly Lots 5H1-A & 5H1-B of Hurley Subdivision, located in the N1/2NW1/4 of Section 16 T5N., R5E., B.H.M., City of Sturgis, Meade County, South Dakota as shown on the plat filed in Plat Book 23 on Page 316.

Lot 5H2 Revised of Hurley Subdivision. Formerly Lot 5H2 and Lot 5H3 of Hurley Subdivision, located in the N1/2NW1/4 of Section 16 T5N., R5E., B.H.M., City of Sturgis, Meade County, South Dakota as shown on the plat filed in Plat Book 24 on Page 76.

Remainder of Lot A-2 of Hurley Subdivision, located in the SE1/4SW1/4 of Section 9, T5N., R5E., B.H.M., City of Sturgis, Meade County, South Dakota, as shown on the plat filed in Plat Book 21 on Page 153, and as corrected in the Affidavit of Correction recorded September 30, 2004, in Book 666 on Page 417; EXCEPTING therefrom Lot 7-16 of Hurley Subdivision, as shown on the plat filed in Plat Book 21 on Page 194; and EXCEPTING therefrom Lot 17 of Hurley Subdivision, as shown on the plat filed in Plat Book 23 on Page 92.

Lot 13 of Murray Tract #1, located in the SW1/4SW1/4 of Section 9, T5N., R5E., B.H.M., City of Sturgis, Meade County, South Dakota, as shown by the plat filed in Plat Book 5 on Page 235.

Lot 13A of Murray Tract #1, located in the SW1/4 of Section 9, T5N., R5E., B.H.M., City of Sturgis, Meade County, South Dakota, as shown by the plat filed in Plat Book 12 on Page 27.

Lot 24N, a subdivision of Lot 24 of Murray Tract #1, located in the SW1/4SW1/4 of Section 9, T5N., R5E., B.H.M., City of Sturgis, Meade County, South Dakota, as shown by the plat filed in Plat Book 19 on Page 85.

Lot 24S, a subdivision of Lot 24 of Murray Tract #1, located in the SW1/4SW1/4 of Section 9, T5N., R5E., B.H.M., City of Sturgis, Meade County, South Dakota, as shown on the plat recorded in Plat Book 19 on Page 85.

Lot 4 of Lot A of the SE1/4SW1/4 of Section 9, T5N., R5E., B.H.M., City of Sturgis, Meade County, South Dakota, as shown on the plat filed in Plat Book 5 on Page 139 (sometimes referred to as Ferguson Subdivision).

Lot 5 of Hurley Subdivision, located in the SE1/4SW1/4 of Section 9, T5N., R5E., B.H.M., City of Sturgis, Meade County, South Dakota, as shown on the plat filed in Plat Book 8 on Page 50.

Lot 6 of Hurley Subdivision, located in the SE1/4SW1/4 of Section 9, T5N., R5E., B.H.M., City of Sturgis, Meade County, South Dakota, as shown on the plat filed in Plat Book 13 on Page 10.

Lots 1 and 2 of Lot A of the SE1/4SW1/4 of Section 9, T5N., R5E., B.H.M., City of Sturgis, Meade County, South Dakota, as shown on the plat filed in Plat Book 9 on Page 50 (sometimes referred to as Ferguson Plat).

Lot 3 of Lot A of the SE1/4SW1/4 of Section 9, T5N., R5E., B.H.M., City of Sturgis, Meade County South Dakota (sometimes referred to as Ferguson Subdivision), as shown on the plat filed in Plat Book 8 on Page 50.

Lot C-1 of Lot C of Symonds Subdivision in the City of Sturgis, Meade County, South Dakota, as shown by the plat filed in Plat Book 12 on Page 14.

Lot C-2 of Symonds Subdivision of Lot C in the SE1/4SW1/4 of Section 9 and the vacated portion of the Section Line between the NE1/4NW1/4 of Section 9, T5N., R5E., B.H.M., Meade County, South Dakota, as shown on the plat filed in Plat Book 12 on Page 14.

Lot H-2 (Vacated Right-of-Way adjacent to Lot 1 of Lot A of SE 1/4 SW 1/4). Formerly a portion of the Dolan Creek Road Right-of-Way located in the SE 1/4 SW 1/4 Section 9, T5N., R5E., B.H.M., City of Sturgis, Meade County, South Dakota as shown on the plat filed in Plat Book 24 on Page 185.

The boundaries of TIFD #14 will be presented to the Common Council on Monday, April 3, 2017 at 6:30pm in the Commissioner's Room at the Erskine Building at 1400 Sherman Street, Sturgis, SD.

Agenda Item #2: Variance Request – Key City Moonlite Drive-In (Richard Marsh)

This item was pulled from the agenda. The business will no longer be located at the address listed on the application.

Agenda Item #3: Plat – City of Sturgis & Meade School District

Smith presented a plat prepared by Baseline Surveying of land owned by the City of Sturgis and Meade School District. The re-plat is described as Lot 10 Revised of the SW ¼ SE ¼ and Southwest Sturgis Elementary School Lot Revised of the SW ¼ SE ¼ (formerly Lot 10 of the SW ¼ SE ¼ and Southwest Sturgis Elementary School Lot of the SW ¼ SE ¼) located in the SW ¼ SE ¼, Section 9, T5N, R5E, BMH, City of Sturgis, Meade County, South Dakota. The City of Sturgis and Meade School District have made an ownership agreement proposing a land swap that includes a portion of city-maintained sports fields on school property in exchange for the land containing the current City of Sturgis Parks Department buildings. The purpose of the re-plat was to “clean up” property lines for each respective owner to have property that they maintain within their property boundaries. Motion by Gerberding, seconded by Treloar with all members voting to approve the plat.

Agenda Item #4: Discussion of Title 30 - City Beautification and Regulation of Advertising

3/21/2017 Planning Commission Minutes

The commission reviewed proposed changes within Title 30, which included defining digital billboard regulations. The commission would like to recommend to the Legal and Finance committee that size limitations should be clearly defined in the ordinance and that these types of signs should be limited to certain zoning districts. They also suggested that variances to allow digital billboards in districts that typically do not allow these types of signs should be limited. They agreed that the city should be proactive in defining the regulations before issues may occur.

The next regular meeting is scheduled for Tuesday, April 4, 2017 at 5:30pm in the front conference room at City Hall.

No other matters came before the Planning and Zoning Commission. Meeting was adjourned by Chairman Hughes at 6:17pm.

Respectfully submitted,

Laura Abernathy

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