



1040 Harley-Davidson Way
Sturgis, SD 57785
www.sturgis-sd.gov

Phone: (605) 347-4422 ext. 212
Fax: (605) 347-4861
labernathy@sturgisgov.com

Planning Commission Minutes

The City of Sturgis Planning Commission held a regular meeting on Tuesday, April 4, 2017 at 5:30pm in the Program Room at the Sturgis Public Library, 1040 Harley-Davidson Way, Sturgis, SD.

Present:

Commissioner John Gerberding
Chairman Judy Hughes
Commissioner San Monahan

Commissioner Mark Norstegaard
Commissioner Suzanne Olson

Absent:

Commissioner Courtney Mack Commissioner Kyle Treloar

Also present:

Dave Smith (Planning and Permitting Director)
Laura Abernathy (Planning Coordinator)
Daniel Ainslie (City Manager)
Mike Bachand (City Council)
Ron Waterland (City Council)
Rick Bush (Public Works Director)

Pat Kurtenbach (SEDC)
Deb Holland (Rapid City Journal)
Ronald & Jackie Gapp (Sturgis Meat Service)
Shanon Vasknetz (Baseline Surveying)
David Wilson (Sturgis Real Estate & Auctions)

Matt Gottlob
Wes Ferguson
Bryce Flint
Lucile Baldwin
Elizabeth Grubl
Darrel & Tami Hatzenbuhler
Cathy Hostutler

Chairman Hughes called the meeting to order at 5:34 pm. The minutes of the March 21, 2017 special Planning and Zoning Commission meeting were approved by the commission.

Agenda Item #1: Zoning Amendment – City of Sturgis

The City of Sturgis is requesting a zoning change of city-owned property from Public Land zoning to Planned Unit Development for future development plans. The property is currently described as Lot PS-2, Block 10 of Potter’s Second Addition to the City of Sturgis, formerly Lots 1-12 Inclusive, Lots 20-24 Inclusive, Lot 1A, Lot 24A, the Vacated Alley Abutting and Adjoining Lots 1-24, Block 10 and Lot 6A, Lot 7A, and ROW Lot 13, Block 9, of Potter’s Second Addition to the City of Sturgis, all located in the NE ¼ of the NW ¼ of the SW ¼ of Section 10, T5N., R5E., B.H.M., City of Sturgis, Meade County, South Dakota. The property is informally known as the “Francis Case property.” City Manager Daniel Ainslie held a presentation summarizing the intentions of the city and the process for development if the zoning amendment is approved. The process includes rezoning the property, surplussing the property, and transferring the property to Sturgis Economic Development Corp (SEDC). SEDC would then work with a developer under strict guidelines to construct three residential structures comprising of 17 total living units. Several concerned citizens were present to voice their concerns

regarding development of the property, which is currently an empty lot. The citizens present noted their concerns regarding the lack of park space near that part of town and do not want that green space developed. Ainslie explained that the city has ample park land and over time, the city can only sustain so many parks. He also stated that this property has been in the process of being developed for the past seven years. Ainslie also said that with the zoning being a Planned Unit Development, there is more control of development is constructed, rather than the city auctioning off the land to the highest bidder. Other concerns included the amount of units that were planned to be built, the lack of parking space for the structures, the increase of traffic, and the lack of more information when the landowner notifications were sent. Several commissioners voiced their support of the property being rezoned as a Planned Unit Development because of the developer agreement and the element of control that would be put in place between the developer and SEDC. They also reminded the audience that the only action taken tonight would be to recommend the rezoning of the property, and that the site plan was not finalized. A few of the concerned neighbors stated that maybe a compromise could be reached, and would like to see a copy of the developer's agreement prior to any construction. Gerberding made a motion to approve the zoning amendment, with Monahan seconding, as long as the property owners that were initially notified also receive a copy of the developer's agreement. All commissioners present voted to recommend approval of the zoning amendment to change the zoning district from Public Land to Planned Unit Development.

This item will be presented to the Sturgis City Council on Monday, April 17, 2017 at 6:30pm in the Commissioner's Room at the Erskine Building at 1400 Sherman Street, Sturgis, SD.

Agenda Item #2: Variance – Jackie Gapp (Sturgis Meat Service)

Jackie and Ronald Gapp of 2250 Park Avenue (Sturgis Meat Service) are requesting a variance to add a mobile office unit to their property at 2250 Park Avenue, which is described as Lots 1-7 including a portion abutting 13th Street and the vacated alley of Block 12 of Comstock Addition. Both applicants were present, and Mr. Gapp described the need for the additional office space as their business is growing. They have purchased the unit, which will be placed in the rear of the property, and they intend to run sewer and water to the structure. The structure is not intended to be permanent, but will be constructed as though it would be. Gerberding made a motion to approve the variance with a non-transferable, three-year limit on the structure on the property. Monahan seconded the motion, and all commissioners present voted to approve the application.

This item will be presented to the Sturgis City Council on Monday, April 17, 2017 at 6:30pm in the Commissioner's Room at the Erskine Building at 1400 Sherman Street, Sturgis, SD.

Agenda Item #3: Variance – Mark Beauvais

Mark Beauvais of 1805 Fulton Street, described as Lots 14-16 of Block 3 of Potters 2nd Addition, is requesting to install a carport in front of his garage on a zero foot side setback. The existing garage is on a zero foot side setback. The applicant was not present at the meeting. Smith advised the commissioners they can table the item or proceed with a vote. The majority of landowners that were notified submitted their approval, including the neighbor who would be most affected by the side setback. Only one neighboring landowner did not approve of the request. Smith noted that there had been several code violations on the property, and that staff did not recommend approval of the carport. Monahan made a motion to deny the application, with Olson seconding. The motion passed

with Gerberding, Hughes, Monahan and Olson voting yes, with Norstegaard voting no. Norstegaard stated he didn't feel it was right to deny the application when the majority of neighbors didn't have a problem with the request.

This item will be presented to the Sturgis City Council on Monday, April 17, 2017 at 6:30pm in the Commissioner's Room at the Erskine Building at 1400 Sherman Street, Sturgis, SD.

Agenda Item #4: Preliminary Plat – Matt Gottlob

Shanon Vasknetz of Baseline Surveying and Matt Gottlob, owner of property at 2501 Fox Road, described as Lot 8 of Block 3 of Deadman Enterprises Subdivision to the City of Sturgis, were present to request a re-plat. The re-plat would consist of combining the aforementioned lot and Lot 1R less the north 35 feet of Watson Subdivision, to create Lot 8-1R of Deadman Subdivision. The purpose of the re-plat is to allow for the owner to add a garage to his property to meet the setbacks as defined in the Medium-Density Residential Housing zoning district. The re-plat will help the owners follow the guidelines defined in Article V, Section 2 – Accessory Uses in Title 18 of the city ordinance, which states structures that are secondary in nature to the primary use of the property are not allowed on their own lot. Vasknetz noted the existing utilities and easements on the lot, including an old easement that was added when the subdivision was established. The commission suggested he send letters to utility companies notifying them that the easement will be vacated in the re-platting process. Gerberding made a motion to approve the preliminary plat, with Olson seconding the motion. All commissioners present voted to approve the preliminary plat.

Agenda Item #5: Vacate – Abeln & Associates/Sturgis Point Realty

Abeln & Associates/Sturgis Point Realty of 1940 Lazelle Street (described as Lots 13-16 of Blocks 13 & 14 of Ash's Extension of the City of Sturgis) are requesting that a section line right-of-way running through the property be vacated. The section line to be vacated is described as the section line running east and west between Section 4 of T5N, R5E, and Section 9 of T5N, R5E, through Lots 13-19 of Block 13/14 of Ash's Extension. The landowners are in the process of selling the property so a commercial retail store may be built. The prospective buyers will not continue with the sale unless the section line is vacated. Staff recommended that the vacation of the section line proceed as it does not provide access to public lands and has never been used or maintained by the public in over a hundred years. Dave Wilson of Sturgis Real Estate and Auctions was present to represent the landowners. Wilson notified the commissioners that he was in the process of contacting utility companies of the vacation, but noted that a recent survey had shown there are no public utilities within that easement. Gerberding moved to approve the application, with Norstegaard seconding. All commissioners present voted yes to approve the request to vacate the section line.

This item will be presented to the Sturgis City Council on Monday, April 17, 2017 at 6:30pm in the Commissioner's Room at the Erskine Building at 1400 Sherman Street, Sturgis, SD.

Agenda Item #6: Annual Use on Review Renewal – Nadine Bueno

The commission reviewed a Use on Review Renewal for an in-home daycare for Nadine Bueno of 2911 1st Ave S (described as Lot 33 of Block 5 of Pine Acres Subdivision to the City of Sturgis). Gerberding made a motion to approve the use for another year, with Nortegaard seconding. All commissioners present voted to approve the use on review for another year.

Agenda Item #7: Sign Permit – Journey Holdings SD LLC (Inessa Hansen)

The commission reviewed a sign permit application for Journey Holdings SD, LLC of 1109 Main Street. The commission denied the original design submitted to the Planning and Permitting Department on the March 7 regular planning commission meeting. Smith presented the new design and said that city staff feels the new design creates visual interest as opposed to the previous design. Gerberding made a motion to recommend that city staff proceed with granting the sign permit, with Norstegaard seconding. Gerberding, Hughes, Olson and Norstegaard voted yes, and Monahan voted no. City staff will contact the applicant to let her proceed with the application process.

The next regular meeting is scheduled for Tuesday, May 2, 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 7:37pm.

Respectfully submitted,

Laura Abernathy

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