

Planning Commission Minutes

The City of Sturgis Planning Commission held a regular meeting on Tuesday, May 2, 2017 at 5:30pm in the front conference room at Sturgis City Hall, 1040 Harley-Davidson Way, Sturgis, SD.

Present:

Commissioner John Gerberding	Commissioner San Monahan
Chairman Judy Hughes	
Commissioner Mark Norstegaard	Commissioner Kyle Treloar
Commissioner Suzanne (Olson) Nelson	

Absent:

Commissioner Courtney Mack

Also present:

Dave Smith (Planning and Permitting Director)	Brandon Jones (Baseline Surveying)
Laura Abernathy (Planning Coordinator)	Matt Gottlob
Ron Waterland (City Council)	Emily Tyson (Sturgis Brown High School)
Richard Marsh (Key City Moonlite Drive-In)	Emma Mack (Sturgis Brown High School)
Mieke Bruch	

Chairman Hughes called the meeting to order at 5:32 pm. The minutes of the April 4, 2017 regular Planning and Zoning Commission meeting were approved by the commission.

Agenda Item #1: Use on Review/Variance Request – Key City Moonlite Drive-In (Richard Marsh)

Richard Marsh of Key City Moonlite Drive-In has put in an application to operate a drive-in movie theater at property he will be leasing at 3021 Avalanche Road (described as the SE ¼ NW ¼, NE ¼ SW ¼ Less Lot H-2, Section 5, T5N, R5E). The property is currently vacant and is zoned as Agriculture. The applicant is requesting a Use on Review and several variances to the guidelines to operate a drive-in theater, including a variance to the 1500 foot rule for the screen to not be visible from the public right-of-way, a variance for the viewing area to not be screened by a fence, wall, or hedge six feet tall on all sides, and a variance for outdoor speakers to be allowed at the front of the screen for a lawn chair seating area. Olson asked if the neighborhood in the Bestgen West Sturgis 4th Addition was aware this was happening. Smith said they were not formally notified because the department is not required to notify people living outside of city limits. Monahan asked if there is a noise ordinance, in which Smith and Waterland stated that was only applicable in businesses in downtown Sturgis. Marsh said that there would only be eight speakers near the front of the screen for those who wanted to sit on lawn chairs, and the movie audio would be broadcast on an FM channel. Marsh also stated he would have gravel near the entrance, but the surface would primarily be grass. Waterland

referred to the notes from the city engineer that recommended 30 feet of gravel near the entrance and exits to prevent any debris entering the public roadway. Marsh added that all the buildings he will use, such as the ticket and concession stands, will be portable, and will be on hard pads. The screen will measure approximately 25'x50', and is a permanent structure that will be engineered.

Monahan made a motion to approve the Use on Review, with Treloar seconding. Olson recommended that the commission approve the Use on Review, with the stipulation that the applicant install 30 feet of gravel near the entrance to the property. Monahan amended his motion to include that high-traffic areas will be surfaced with gravel. All commissioners present voted yes to recommend approval.

This item will be presented to the Sturgis City Council on Monday, May 15, 2017 at 6:30pm in the Commissioner's Room at the Erskine Building at 1400 Sherman Street, Sturgis, SD.

Agenda Item #2: Variance – Mieke Bruch

Mieke Bruch has put in an application for a side and rear setback variance for property at 810 7th St (described as the North ½ of Lots 5-7 of Block 19 of Ash's Extension). She is renovating this home and would like to remove the previous addition made to this property and replace it with a garage. She would like a variance to reduce the 25' side setback to 17.46' and a variance to reduce the 15' rear setback to 6.76' to allow for the installation of the garage. The garage would be entered from the alley, and would require the minimum hard surface requirement of 400 square feet. She would not be required to hard surface all the way up to the alley until the city improves the alley.

Monahan made a motion to approve the variance, with Norstgaard seconding. All commissioners present voted yes to recommend approval of the variance.

This item will be presented to the Sturgis City Council on Monday, May 15, 2017 at 6:30pm in the Commissioner's Room at the Erskine Building at 1400 Sherman Street, Sturgis, SD.

Agenda Item #3: Final Plat – Matt Gottlob

Brandon Jones of Baseline Surveying and Matt Gottlob, owner of property at 2501 Fox Road (described as Lot 8 of Block 3 of Deadman Enterprises Subdivision) were present to present the final plat of Lot 8-1R of Deadman Subdivision. The applicants have contacted the utility companies and will need to coordinate with Century Link to have them move a line that is outside of the existing easement.

Monahan made a motion to approve the final plat, with the contingency that the applicants receive a written agreement from Century Link regarding moving of the utility line, before the item is presented to the City Council. Olson seconded, and all commissioners present voted yes to approve the final plat.

This item will be presented to the Sturgis City Council on Monday, May 15, 2017 at 6:30pm in the Commissioner's Room at the Erskine Building at 1400 Sherman Street, Sturgis, SD.

Discussion Item: Canyon View Estates re-plat/PUD Amendment

The commission was made aware that Dream Design International is planning on re-platting four of the townhome lots in Canyon View Estates into two single-family lots. The company is responding to the market demand for lots for single-family homes. The area is zoned as a Planned Unit Development and will need a revised Purchase and Developmental Agreement between the developer and the city. The item will be presented at a future Planning Commission meeting.

John Gerberding entered the meeting at 6:02pm.

The next regular meeting is scheduled for Tuesday, June 6, 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 6:08pm.

Respectfully submitted,

Laura Abernathy

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