

Planning Commission Minutes

The City of Sturgis Planning Commission held a regular meeting on Tuesday, June 6, 2017 at 5:30pm in the front conference room at Sturgis City Hall, 1040 Harley-Davidson Way, Sturgis, SD.

Present:

Commissioner John Gerberding
Commissioner Mark Norstegaard

Commissioner Suzanne Olson
Commissioner Kyle Treloar

Absent:

Chairman Judy Hughes
Commissioner Courtney Mack

Commissioner San Monahan

Also present:

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

Kate Fjelstad
Craig & Victoria Lockwood
Bryan Vansickle
Shanon Vasknetz (Baseline Surveying)

Abernathy updated the commission on the results of the public hearings for several items previously discussed at the April and May Planning Commission meetings.

Treloar entered the meeting at 5:50pm, in which a quorum was established. Olson called the meeting to order at this time. Gerberding made a motion to approve the agenda with the removal of item #4 (Canyon View Estates re-plat and Amendment to Development Agreement), seconded by Olson. Motion carried. Motion by Gerberding, second by Norstegaard to approve the minutes of the May 2, 2017 regular Planning and Zoning Commission meeting. Motion carried.

Agenda Item #1: Use on Review – Carol Hicks

Carol Hicks has applied to operate an accounting business at 1109 5th St (described as the south ½ of Lots 1-4, Block 6, Original Town Subdivision). The property is for sale and Hicks would like to purchase this property, contingent on the issuance of the Use on Review. The property is zoned as Medium-Density Residential and a Use on Review is required to operate a business at this location. Abernathy summarized the information presented in the staff report, which included a copy of a letter from the Meade County Commission which stated that the applicant should refrain from using the adjacent county-owned parking lot for her client base. Abernathy also listed staff suggestions, including ADA compliancy and that the city utilities should be billed at a commercial rate.

Motion by Gerberding, seconded by Treolar, with all commissioners present voting to approve the Use on Review with staff suggestions.

This item will be presented to the Sturgis City Council on Monday, June 19, 2017 at 6:30pm in the Commissioner's Room at the Erskine Building at 1400 Sherman Street, Sturgis, SD.

Agenda Item #2: Use on Review – Craig and Victoria Lockwood

Craig and Victoria Lockwood have applied to operate a machine shop business at 1601 Joedy Street (described as Lot 1, Block 1 of Sunnyslope Subdivision). The applicants are planning on constructing a 36'x64' garage on their property, and intend to use the garage for the business. Abernathy summarized the information provided in the report provided to the commissioners, and also displayed two possible building sites for the garage on their property. The Lockwoods were present and answered questions from the commissioners regarding noise and traffic concerns. It was also discussed that if the city improved the small piece of gravel road leading to the private drive, the applicants would then be required to hard surface the entire driveway leading to the garage.

Motion by Treolar, seconded by Norstegaard to approve the Use on Review with staff suggestions, including hard surfacing requirements and commercial billing for the business. Motion carried 3-1.

This item will be presented to the Sturgis City Council on Monday, June 19, 2017 at 6:30pm in the Commissioner's Room at the Erskine Building at 1400 Sherman Street, Sturgis, SD.

Agenda Item #3: Variance – Bryan Vansickle

Bryan Vansickle has applied for a front and side setback variance for his property at 3128 Vanocker Drive (described as Lot 7, Block 2 of Pine Acres Subdivision) in order to install a 24'x40' garage. The garage will be installed on the 100-year floodplain, and the applicant is requesting the variance due to the floodway running through the property. Abernathy reviewed the information in the report and noted that a new site plan was received on June 6 and was not the same plan sent out to surrounding landowners for notification. **Motion by Gerberding to postpone the item until the next meeting in order to resend notifications to the surrounding landowners with the new site plan. Seconded by Norstegaard and motion carried with 3 voting yes, and 1 abstaining.**

This item will be postponed until the July 5 Planning Commission meeting.

The next regular meeting is scheduled for Wednesday, July 5, 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 Olson at 6:34pm.

Respectfully submitted,

Laura Abernathy

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