

Planning Commission Minutes

The City of Sturgis Planning Commission held a special meeting on Tuesday, July 18, 2017 at 5:30pm in the front conference room at Sturgis City Hall, 1040 Harley-Davidson Way, Sturgis, SD.

Present:

Commissioner John Gerberding
Chairman Judy Hughes
Commissioner Courtney Mack

Commissioner Mark Norstegaard
Commissioner Suzanne Olson
Commissioner Kyle Treloar

Absent:

Commissioner San Monahan

Also present:

Dave Smith (Planning and Permitting Director)
Daniel Ainslie (City Manager)
Laura Abernathy (Planning Coordinator)
Ron Waterland (City Council)
Pat Kurtenbach (SEDC)
Jim Allison
Barbara Hudson

Al & Irene Roberdeau
Karen Lynass
Tami Hatzenbuhler
Mike & Dixie Larsen
Liz Grubl
Brett Lynass

Hughes called the meeting to order at 5:31pm. Hughes announced a revision of the agenda, switching agenda items #2 and #3 (Francis Case Planned Unit Development agreement and the Kirk Chaffee plat). Motion by Gerberding, second by Treloar to approve the minutes of the Wednesday, July 5, 2017 regular Planning Commission meeting. Motion carried.

Agenda Item #1 - Plat – Jim Allison

Jim Allison has submitted a plat application to subdivide a portion of Tract A in Vernon Heights Estates II. The re-plat would create Lot 16 located in Block 4 of Vernon Heights Estates II. The plat was reviewed by the commission with no objections. **Motion by Gerberding to approve the plat as presented, seconded by Treloar. Motion carried unanimously.**

The plat will be approved via resolution pending council review at the Monday, July 31 City Council Meeting.

Agenda Item #2 – Plat – Kirk Chaffee (3-Mile Jurisdiction)

Kirk Chaffee has submitted a preliminary plat to the Meade County Equalization and Planning department to plat 8 parcels into lots ranging in size from 9.611 to 9.613 acres. The plat would also dedicate 50' of public right of way along Avalanche Road. A portion of the subdivision is within Area

#2 of the three-mile platting jurisdiction, so the plat is required to come before the Meade County Commission for approval. The County is notifying the City of Sturgis as per the three-mile platting agreement and requested Planning Commission to provide any comments. The commission reviewed the plat, and commented that Avalanche Road should be considered for paving in the near future due to its considerable traffic flow. Since this area is in the 3-mile jurisdiction, the planning commission commented that the Meade County Commission should be conscious of city requirements for development, such as what might be needed for utilities and infrastructure, in case of future growth.

There was no action needed from the commission. The preliminary plat will be presented to the Meade County Commission at their July 26 meeting.

Agenda Item #3 – Planned Unit Development Agreement (Francis Case Property)

A Planned Unit Development (PUD) agreement has been drafted for the future development of the commonly-known Francis Case property. The PUD agreement will define the terms that the developer will need to follow, which defines setbacks, unit density, quality of construction, parking requirements, and property maintenance. The PUD Agreement will need to be approved before the land transfer between the City and SEDC can commence. Several citizens were present to voice their concerns on the project, and held a discussion about the project with the commissioners.

Norstegaard left the meeting at 6:38pm.

Motion by Treloar to recommend approval, on the contingency that the PUD agreement shall include terms regarding snow removal and that a typo on the site plan be removed before presentation to the council. Seconded by Olson. Motion carried unanimously.

The PUD agreement will be presented to the Sturgis City Council at the Monday, July 31 meeting at 6:30pm at the Meade County Erskine Building located at 1300 Sherman Street.

No other matters came before the Planning and Zoning Commission. Meeting was adjourned by Hughes at 6:46pm.

The next regular meeting will be held in September, date pending.

Respectfully submitted,

Laura Abernathy

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