

Planning Commission Minutes

The City of Sturgis Planning Commission held a special meeting on Tuesday, October 17, 2017 at 5:30pm in the front conference room at Sturgis City Hall, 1040 Harley-Davidson Way, Sturgis, SD.

Present:

Chairman Judy Hughes
Commissioner John Gerberding
Commissioner Kyle Treloar
Commissioner Suzanne (Olson) Nelson

Absent:

Commissioner Mark Norstegaard
Commissioner Courtney Mack
Commissioner San Monahan

Also present:

Dave Smith (Planning and Permitting Director)
Ron Waterland (City Council)
Shanon Vasknetz (Baseline Surveying)
Laura Abernathy (Planning Coordinator)
Michael Leveque
Larry Harris
Beth Harris

Hughes called the meeting to order at 5:37pm. Motion by Nelson, second by Gerberding to approve the minutes of the Tuesday, October 3 regular Planning Commission meeting. Motion carried.

Agenda Item #1 – Final Plat & Variance – LPN Holdings

Michael Leveque of LPN Holdings is requesting to re-plat portions of his property to create Lots 1A, 1B and 1C of LPN Holdings Addition. The re-plat will involve portions of Lot 1 of the S1/2 S1/2 of Section 5-5-5, and Lots 8, 7-24 in Block 1, Lots 11-13 of Block 3, and all of Blocks 4 & 5 of Schnell's Addition. The preliminary plat was approved at the Tuesday, October 17, 2017 Planning Commission meeting.

The applicant has requested a variance for the frontage for Lot 1B, as it does not meet the 100' frontage requirement to a public right-of-way for the Highway Service zoning requirements as stated in Title 18. The frontage shown on the plat reflects a 66' wide frontage to Lazelle Street. Abernathy presented the information as shown in the reports provided to the commissioners, and stated the city recommended approval of the plat and variance. **Motion by Gerberding to recommend approval for the final plat and variance, second by Treloar. Motion carried unanimously.**

The plat and variance will be presented at the Sturgis City Council meeting on Monday, November 6 at 6:30pm at the Meade County Erskine Building located at 1300 Sherman Street.

Agenda Item #2 – Plat – Wildflower Townhomes/Tim & Peggy Heuson

Tim and Peggy Heuston of Wildflower Townhomes have applied to replat their property, described as Lot PS-2 of Potters Second Addition. The re-plat would create Lots PS-2A, PS-2B, and PS-2C of Potter’s Second Addition. The applicants are developing the property to include three 4-unit townhomes and would like to divide the property so each building is on its own parcel. Larry and Beth Harris were present as the general contractors for the project, and answered questions about the development.

Motion by Gerberding to recommend approval of the plat, second by Nelson. Motion carried unanimously.

The plat will be presented at the Sturgis City Council meeting on Monday, November 6 at 6:30pm at the Meade County Erskine Building located at 1300 Sherman Street.

The meeting was adjourned by Hughes at 5:51pm.

The next regular meeting will be held on Tuesday, November 7, 2017.

Respectfully submitted,

Laura Abernathy

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