



1040 Harley-Davidson Way
Sturgis, SD 57785
605-347-4422

Planning Commission Minutes

The City of Sturgis Planning Commission held a special meeting on Tuesday, March 9, 2021 at 5:30pm at Sturgis City Hall at 1040 Harley-Davidson Way, Sturgis, SD.

Present:

Commissioner Dustin Bostrom
Commissioner Jon Olson

Commissioner Bill Phillips
Commissioner Angela Wilkerson

Absent:

Chairman Kyle Treloar
Vice-Chairman John Gerberding
Commissioner Cody Weber

Also Present:

Laura Abernathy (Planning Coordinator)
Daniel Ainslie (City Manager)

Leah Berg (ACES)
Mike Bruch (North 80 LLC)
Donahue Williamson (Hidden Estates LLC)

Acting Chair Olson called the meeting to order at 5:30pm. Motion by Wilkerson to approve the minutes from the regular Planning Commission meeting held on Tuesday, March 2, 2021. Second by Bostrom. Motion carried.

Agenda Item #1 – Public Hearing for TIFD #21 and Approval of Project Plan

Tax Increment Finance District #21 has been proposed to help fund infrastructure improvements for a new residential subdivision (Hidden Valley Estates). Abernathy presented a brief overview regarding the proposed TIF district. She said the property is currently in the process of being annexed and the private water system in the subdivision is being installed. Ainslie presented some changes to the project plan documentation, and summarized the overall project plan and responsibilities between the developers and the city. Ainslie said the TIFD would fund road paving, water line size upgrades, and extension of the city water system to service the new subdivision. He said that the project plan also lists several variances to city ordinances because it is classified as a mountain subdivision, including waiving sidewalk, curb and gutter requirements, a longer cul-de-sac, and allowing private wastewater systems. Phillips asked if there could be a limit on future subdivision of the lots once platted. Ainslie said that the city ordinances do not have restrictions, but covenants could be placed on the subdivision. Discussion continued about drafting a subdivision ordinance regarding mountain subdivision zoning. Phillips asked about the overall availability of TIF funding for the city. Ainslie said that the city may approach the limit (10% of assessed value in the city) in 2024 or 2025. Phillips asked if there was a

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plan to pave Avalanche Road. Ainslie said that there is a possibility this would be completed as the area is developed. Discussion included the possibility of creating a Planned Unit Development zone for the subdivision.

Motion by Bostrom to approve the creation of the TIF district and project plan. Second by Wilkerson. Motion carried 3-1 (Phillips abstaining) to approve setting the boundaries of TIFD #21 as follows:

TRACT A OF BESTGEN SUBDIVISION, AS SHOWN ON THE PLAT FILED IN PLAT BOOK 27 ON PAGE 93.

GOVERNMENT LOTS 1 AND 2 OF SECTION 6 AND THE EAST 66' OF THE WEST 280.03' OF THE SE ¼ OF THE NE ¼ SECTION 6, LYING NORTH OF LOT W, ALL LOCATED IN THE NE ¼ OF SECTION 6 , TOWNSHIP 5 NORTH, RANGE 5 EAST, BLACK HILLS MERIDIAN, MEADE COUNTY, SOUTH DAKOTA, AS SHOWN ON THE PLATS FILED IN PLAT BOOK 19 ON PAGE 153 AND PLAT BOOK 22 ON PAGE 328.

Other Items:

None

Meeting was adjourned at 5:53pm.

A regular meeting will be scheduled for Tuesday, April 6, 2021.

Respectfully submitted,
Laura Abernathy