



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

Planning Commission Minutes

The City of Sturgis Planning Commission held a regular meeting on Tuesday, May 4, 2021 at 5:30pm at Sturgis City Hall at 1040 Harley-Davidson Way, Sturgis, SD.

Present:

Commissioner Dustin Bostrom
Commissioner Aaron Rabenberg
Commissioner David Murtha
Commissioner Preston Williams

Commissioner Bill Phillips
Commissioner Alex Usera
Commissioner Brad Neuschwander

Also Present:

Laura Abernathy (Planning Coordinator)
Dave Smith (Director of Planning & Permitting)
Daniel Ainslie (City Manager)
Greg Barnier (City Attorney)

Angela Wilkerson (City Council)
Brandon Anderson
Laverne Paul & Minnie Snook
Rod Bradley

Abernathy called the meeting to order at 5:30pm. Motion by Phillips to approve the minutes from the regular Planning Commission meeting held on Tuesday, April 6, 2021. Second by Bostrom. Motion carried.

Oath of Office

David Murtha, Aaron Rabenberg, Preston Williams, Brad Neuschwander and Alex Usera were introduced as new appointees to the Planning Commission. City Attorney Barnier gave the Oath of Office to the new appointments.

Election of Officers

A motion was made by Bostrom and seconded by Williams to nominate Phillips as Chairman. The vote to approve the nomination of Phillips as Chairman passed unanimously.

A motion was made by Rabenberg, seconded by Phillips to nominate Bostrom as Vice-Chairman. The vote to approve the nomination of Bostrom as Vice-Chairmen passed unanimously.

Action Item #1 – Use on Review – PerformanceX d.b.a. Exit 32 Fit Shop (Brandon Anderson)

The applicant has applied for a conditional Use on Review to operate a part-time, at-home motorcycle repair business within a Medium-Density Residential Housing zone. The location of the property is 2120 Moose Drive (Lot 2 of Lot A-3 of Hurley Subdivision). Abernathy presented the information in the staff report. The applicant was present and answered questions and described plans for the business. He said he planned on working on one bike at a time inside the garage. **Motion by Bostrom to recommend approval of the use on review. Second by Usera. Motion carried unanimously.** A public hearing will be set for Monday, June 7 for City Council consideration.

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Action Item #2 – Variance – Laverne Paul

The applicant has applied for a 2.5' variance request to the 5' side setback to build a 14'x19.1' carport over the existing driveway at 1930 Arizona Avenue (Lot 16 in Block 1 of Hillview Subdivision). Abernathy presented the information in the staff report, which included a site plan of the proposed carport. The applicant was present to answer questions. Neuschwander asked if the neighboring landowner had been contacted. Paul said he has discussed the plans with his neighbor and had verbal approval. **Motion by Rabenberg to recommend approval of the variance request. Second by Neuschwander. Motion carried unanimously.** A public hearing will be set for Monday, June 7 for City Council consideration.

Action Item #3 – Request for Fence over 6' – PSI Family LLLP (Rod Bradley)

The applicant has requested to install an 8' fence vs. a 6' fence along the west boundary of Trailhead Subdivision. The applicant was present to answer questions. Discussion included the vicinity of the floodplain, the platted right-of-way to the west of the subdivision, utilities, maintenance of the fence, and the physical aspects of the property. **Motion by Williams to recommend approval of the request. Second by Murtha. Motion carried unanimously.** The item will be presented to the City Council at the May 17, 2021 meeting.

City Council Update: Abernathy gave a brief update on Council actions from the previous meeting.

Other Items/Public Comment: None

Meeting was adjourned at 6:14pm.

A regular meeting will be scheduled for Tuesday, June 8, 2021.

Respectfully submitted,
Laura Abernathy