



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, June 8, 2021 at 5:30pm at Sturgis City Hall at 1040 Harley-Davidson Way, Sturgis, SD.

Present:

Commissioner Dustin Bostrom
Commissioner Aaron Rabenberg
Commissioner Preston Williams

Commissioner Bill Phillips
Commissioner Alex Usera
Commissioner Brad Neuschwander

Absent:

Commissioner David Murtha

Also Present:

Daniel Ainslie – City Manager
Dave Smith – Director of Planning and Permitting
Laura Abernathy – Planning Coordinator

Shanon Vasknetz (Baseline Surveying)
Frank Boyle
Bernadette Usera

Chairman Phillips called the meeting to order at 5:31pm. Motion by Williams, second by Rabenberg, to approve the minutes from the May 4, 2021 regular meeting.

Action Item #1 – Plat – Mark & Kristin Sammons

The applicants have submitted a plat application of Lot 7R in Block C of Weber Addition. The property is described as Lots 7 and 8 in Block C of Weber Addition and is located at 614 Weber Drive. The applicants are requesting to combine the two lots. Rabenberg asked if there were sewer and water services to Lot 8. Staff said they would check and that is the landowner's responsibility to abandon any unused services. **Motion by Bostrom to recommend approval of the plat. Second by Neuschwander. Motion passed with all members present voting yes.**

Action Item #2 – Plat – FBN Properties LLC (Frank Boyle)

The applicant has submitted a plat application of Lot CA1 and CA2 of Deadman Enterprise Subdivision. The property is currently described as Tract CA and is the location of (1) 4-unit and (1) 5-unit rental townhouse complex at 2617 Cottontail Drive. The applicant requests to subdivide the property so each structure is on its own lot. **Motion by Rabenberg to recommend approval of the plat. Second by Neuschwander. Motion passed with all members present voting yes.**

Action Item #3 – Plat – City of Sturgis/Meade School District

The applicants have submitted a plat application Lot 10 Revised and Southwest Sturgis Elementary School Lot Revised of the SW ¼ SE ¼ Section 9, T5N R5E, BHM, City of Sturgis, Meade County, South Dakota. The property is

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located at 1121 Ballpark Road and is currently described as Lot 10 and Southwest Sturgis Elementary School Lot. Abernathy presented the information contained in the packet and said the application is part of a 2017 land swap agreement between the city and school district. It had been previously approved by the City Council, but the lot lines near the city well have been adjusted. **Motion by Usera to recommend approval of the plat. Second by Bostrom. Motion passed with all members present voting yes.**

Other Items/Public Comment:

Bernadette Usera asked about a question about the role of the planning commission and the special meeting held on June 7 with the City Council regarding medical cannabis. Phillips explained that the commission acts as a recommendation board to the City Council. Bostrom said the joint meeting was to save time before the law was implemented on July 1.

Ainslie gave an update to the Planning Commission regarding potential ordinance revisions, medical cannabis ordinances, and a meeting with the Black Hills Local Council of Governments regarding disaster planning. Smith said that David Murtha and Aaron Rabenberg would be appointed to attend the meeting on July 13 at 5pm at City Hall to meet with the group and city staff.

Meeting was adjourned at 5:51pm.

A regular meeting will be scheduled for Wednesday, July 7, 2021.

Respectfully submitted,
Laura Abernathy