



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, June 22, 2021 at 5:30pm at Sturgis City Hall at 1040 Harley-Davidson Way, Sturgis, SD.

Present:

Chairman Bill Phillips
Vice-Chairman Dustin Bostrom
Commissioner Aaron Rabenberg
Commissioner Preston Williams

Commissioner David Murtha
Commissioner Brad Neuschwander
Commissioner Alex Usera

Also Present:

Daniel Ainslie – City Manager
Dave Smith – Director of Planning and Permitting
Laura Abernathy – Planning Coordinator
Geody Vandewater (Chief of Police)
Shawn Fisher (Ambulance Director)
Angela Wilkerson (City Council)
Mike Bachand (City Council)

Becca Zerbst (City Council)
Kevin Forrester (City Council)
Mike Bruch
Donahue Williamson
Shanon Vasknetz (Baseline Surveying)
Max Fjelstad

Chairman Phillips called the meeting to order at 5:30pm. Motion to swap agenda items #1 and #2 and approve agenda by Rabenberg, second by Neuschwander. Motion carried. Motion by Usera, second by Williams, to approve the minutes from the June 7, 2021 special meeting. Motion carried. Motion by Neuschwander, second by Murtha to approve the minutes from the June 8, 2021 regular meeting. Motion carried.

Agenda Item #1 – Plat – Hidden Estates, North 80 LLC

The applicants have submitted a plat application Lots 1-13, Open Space Lots in Block 1; Lots 1-27 and Open Space Lots in Block 2; and Dedicated Public Right-of-Way for Twisted Oak Road and Rockyridge Road of Hidden Valley Estates. Abernathy presented the information contained in the commissioners’ packet and reviewed updates submitted since preliminary review. Vasknetz gave the commissioners an update regarding the status of the development. **Motion by Bostrom to recommend approval of the plat. Second by Rabenberg. Motion passed with all members present voting yes.**

Agenda Item #2 – Discussion of Medical Marijuana Policies

Ainslie gave an overview on the status of South Dakota Initiated Measure 26 (Medical Marijuana Initiative), and South Dakota Constitutional Amendment A (Marijuana Legalization Initiative) and presented several policy questions for discussion to provide guidance to staff as a new city ordinance to regulate medical marijuana is drafted. Four policy topics were discussed: whether a dispensary should be authorized; how many dispensaries

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should be allowed and how to license; which zoning districts to allow a dispensary; and private vs. municipal ownership of a dispensary. The commissioners discussed the pros and cons of each policy topic, and several commissioners stated their preference to allow for a hybrid model of municipal ownership of licenses that could be leased to private dispensaries. A recording of the discussion is available at the Planning and Permitting office and on the City website. No action was taken.

Meeting was adjourned at 7:14pm.

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

Respectfully submitted,
Laura Abernathy