



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

## Planning Commission Minutes

The City of Sturgis Planning Commission held a regular meeting on Wednesday, July 7, 2021 at 5:30pm at Sturgis City Hall at 1040 Harley-Davidson Way, Sturgis, SD.

### Present:

Chairman Bill Phillips

Vice-Chairman Dustin Bostrom

Commissioner David Murtha

Commissioner Aaron Rabenberg

Commissioner Alex Usera

### Absent:

Commissioner Preston Williams

Commissioner Brad Neuschwander

### Also Present:

Laura Abernathy – Planning Coordinator

Dave Smith – Director of Planning and Permitting

Angela Wilkerson (City Council)

Mike Bachand (City Council)

Deano & Tracy Handt

Ben Wallace

Chairman Phillips called the meeting to order at 5:29pm. Motion by Rabenberg, second by Murtha, to approve the minutes from the June 22, 2021 special meeting. Motion carried.

### Action Item #1 – Use on Review – Nutrition Club, Tracy and Deano Handt

The applicants have submitted a conditional use application to operate a smoothie business from a 10x30' temporary structure at 970 Main Street. The property is described as Lots 18 and 19 in Block 3 of Ft. Meade Addition. The property is zoned as General Commercial and is within the Downtown Overlay zoning district. The owner of the property is Family Holdings, LLC. Abernathy presented an overview of the application and said a conditional use permit would be required for them to operate a business from a temporary structure that is not associated with a permanent retail business. She gave several examples of similar operations operating under conditional uses, such as coffee kiosks. Ms. Handt answered questions from the commission and described the nature of their business operations. She said they operate four other locations in North Dakota and one in Minnesota. The commission asked the applicant questions regarding anchoring and skirting the structure, utility usage, setbacks, and floodplain regulation. After discussion, there was a **motion by Murtha to recommend approval of the conditional use on review. Second by Bostrom. Motion passed with all members present voting yes.**

[www.sturgis-sd.gov](http://www.sturgis-sd.gov)

[www.facebook.com/cityofsturgis](https://www.facebook.com/cityofsturgis)



*"In accordance with Federal law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, age, disability, religion, sex, familial status, sexual orientation, and reprisal." (Not all prohibited bases apply to all*

**Action Item #2 – Plat – Lender Commercial Finance Corp, Devorah Lopez**

The applicants have submitted a plat application of Tract 1 and Tract 2 of Government Lot 1 located in the SE ¼ SE ¼ Section 36, T6N, R5E, BHM, Meade County, South Dakota. The property is currently described as Government Lot 1 and a portion of Government Lot 2. The approximate location is 12995 Rock N Rally Road. The property is outside of city limits but within the City of Sturgis/Meade County platting jurisdiction. Abernathy presented the application and said the purpose of the plat application is to swap 3.97 acres of land between the two property owners. She said a new road is under construction which will be used as a new access to the property. **Motion by Usera to recommend approval of the plat. Second by Rabenberg. Motion passed with all members present voting yes.**

**Other Items/Public Comment:**

Ben Wallace of 1940 Arizona Avenue was present to state his concerns about the conditional use permit currently operating at 1923 Arizona Avenue. City staff said they would gather more information regarding any valid complaints and present them to the Planning Commission at the next regularly scheduled meeting.

Meeting was adjourned at 6:19pm.

Respectfully submitted,  
Laura Abernathy