



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, September 8, 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

Commissioner Preston Williams

### Absent:

Commissioner Brad Neuschwander

### Also Present:

Dave Smith (Director of Planning and Permitting)

Daniel Ainslie (City Manager)

Laura Abernathy (Planning Coordinator)

Mark Marshall (City Attorney)

Eric Miller (Staff Attorney)

Shanon Vasknetz (Baseline Surveying)

Mike Bachand (City Council)

Amanda Anglin (Sturgis Economic Development Corp)

Jacob Eckhardt

Chairman Phillips called the meeting to order at 5:30pm with the following commissioners present: Phillips, Bostrom, Rabenberg, Usera, and Williams. Motion by Williams, second by Rabenberg, to approve the minutes from the August 17, 2021 special meeting. Motion carried.

Motion by Usera to approve the agenda with the following changes: Swap order of Agenda Item #1 – Amendment of Sturgis Tax Increment District #18 and Agenda Item #2 - Public Discussion regarding Title 18 Ordinance Revisions with Agenda Item #3 – Final Plat for LMK Sturgis, LLC and Agenda Item #4 – Final Plat for Kevin Schilling of 1974 Park Avenue. Second by Bostrom. Motion carried.

### Agenda Item #1 – Final Plat – LMK Sturgis LLC of 2651 Whitewood Service Road

The applicant has submitted a final plat application of Lots 1 and 2 of Liberty Addition. The property is located at 2651 Whitewood Service Road and is currently described as MK-1 of Tract A, MK-2 of Tract B, Lot MK-3, Lots RR-1 and RR-2 of Section 5 T5N, R5E. Shanon Vasknetz was present on behalf of the applicant and said there was a change in the subdivision name since preliminary plat review from LMK Addition to Liberty Addition. **Motion by Williams to approve the final plat. Second by Bostrom. Motion carried with all members present voting yes.**

### Agenda Item #2 – Final Plat – Kevin Schilling of 1974 Park Avenue

The applicant has submitted a final plat application of Lots 17A and 17B of Block 15 of Ash’s Extension. The property is located at 1974 Park Avenue and is currently described as Lots 17, 18, and 19 of Block 15 of Ash’s

[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*

Extension. Abernathy reviewed the information in the commissioners packet and reported no changes from preliminary review. **Motion by Rabenberg to approve the final plat. Second by Usera. Motion carried with all members present voting yes.**

**Agenda Item #3 – Consideration of Amendment of Sturgis Tax Increment District #18**

Ainslie gave an overview of the status of Tax Increment District #18 and updated the commission on changes to the project plan, including a revision to the anticipated assessed value of the senior living facility, the addition of three townhome units to be included in the project, and a change to recognize the new LLC created for the development. **Motion by Rabenberg to approve the amendment to TIF #18. Second by Williams. Motion carried with all members present voting yes.**

**Agenda Item #4 – Public Discussion regarding Title 18 Zoning Ordinance Revisions**

Ainslie began discussion regarding the notice procedure for the conditional use permit process and procedures for authorizing conditional use permits as currently outlined in Title 18, Article VII, Sections 2 and 5.

Murtha arrived at 5:58pm.

The commission reviewed the contents of the ordinance and discussed changes to recommend to City Council regarding the use on review process.

Ainslie began discussion regarding the content in Title 18.05.18 – Temporary Camping at a Residence in the City. The commission reviewed the contents of the ordinance and discussed changes to recommend to City Council.

A copy of the audio file from the meeting is available at the Planning and Permitting Office and on the City website. The City Council will consider the input from the Planning Commission regarding the suggested revisions to Title 18.

**Informational Item – Annual Reviews – Nadine Bueno of 309 Sherman Street and Loretta Mason of 2109 Meadowlark Drive**

Abernathy gave an overview of the conditional use permits up for review. She said that since no complaints had been received regarding the operation of the businesses, staff will approve the Use on Review permits for another year. No action was required.

**Other Items/Public Comment:**

None

Meeting was adjourned at 6:45pm.

Respectfully submitted,  
Laura Abernathy