

**MINUTES**  
 Planning Commission Meeting  
 City of Sturgis, SD

---

**Tuesday, November 2, 2021**
**5:30 PM**
**Sturgis City Hall**


---

**PRESENT:** Bill Philips, David Murtha, Dustin Bostrom, Preston Williams, Alex Usera, and Aaron Rabenberg  
 Dave Smith, Director of Planning & Permitting, Daniel Ainslie, City Manager, and Laura Abernathy, Planning & GIS Coordinator

**ABSENT:** Brad Neuschwander

**CALL TO ORDER**

5:27pm

**APPROVAL OF THE MINUTES FROM THE OCTOBER 5 MEETING**

Moved by Rabenberg, seconded by Murtha  
 Carried Unanimously

**ACTION ITEMS:**

**CONSIDER CONDITIONAL USE ON REVIEW REQUEST FOR AN IN-HOME DAYCARE**

The applicant has submitted a conditional Use on Review application to operate an in-home daycare at 1901 Elk Road (Lot 1, Block 2 of Hurley First Addition). Abernathy presented the information contained in the commissioners packet and said the applicant will be registered with the Department of Social Services. Mrs. Berghorst was present to answer questions, and said that she was compliant with the state regulations and plans to provide care for up to 8 children.

Moved by Bostrom, seconded by Murtha, Motion to approve Use on Review.  
 Carried Unanimously

Public hearing scheduled for December 6, 2021 City Council meeting

**VARIANCE AND FINAL PLAT OF LOT 5-H1 AND LOT 5-K1 OF LOT 5 OF THE NW ¼ SE ¼ 9-5-5 - RUSS ULLERICH (ULLERICH BROTHERS TRUST)**

The applicant has submitted a variance to minimum platting requirements to submit a final plat application Lot 5-H1 and Lot 5-K1 of Lot 5 of the NW ¼ SE ¼ Section 9, Township 5 North, Range 5 East, Black Hills Meridian, City of Sturgis, Meade County, South Dakota. The property is currently

described as Lots 5H, 5K, 5L, and 5M of Lot 5 of NW ¼, SE ¼, Section 9 T5N, R5E, and is currently addressed as 1710 and 1714 3rd Street. Abernathy presented the information contained in the commissioners packet, and said the applicant is requesting a variance to the minimum lot size requirements (4146 sq. ft vs. 6000 sq. ft. for Lot 5H-1) for subdivision. She said the applicant would like to subdivide the property so each residential structure is on its own lot. She presented the comments received from neighboring landowners, including the concerns about the potential for higher traffic, the size of off-street parking for Lot 5H-1, and general traffic and parking issues reported on 3rd Street. Abernathy said that both lots will meet the minimum off-street parking requirements, and that staff does not anticipate that subdividing the property would affect the ongoing parking and traffic situation on 3rd Street. Mr. Ullerich was available on the phone to answer questions.

Moved by Murtha, seconded by Williams, Motion to approve variance to minimum lot size requirements for platting.

Carried Unanimously

Public hearing scheduled for December 6, 2021 City Council meeting.

Moved by Rabenberg, seconded by Murtha, Motion to approve final plat application.

Carried Unanimously

### **PRELIMINARY PLAT OF LOT 1R-R OF BLOCK 7A IN HILLVIEW SUBDIVISION**

Item was removed from the agenda.

### **PUBLIC COMMENT**

None

### **ADJOURN**

5:46pm

ATTEST:



Laura Abernathy, Planning  
Coordinator

APPROVED:



Bill Phillips, Chairman