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Chairman Hughes called the February 13, 2012 Planning Commission to order at 6:31pm with the following members present:

Judy Hughes  
Judy Iverson

Arvid Meland  
San Monahan

Dan Roe  
Pete Bonefield

Suzanne Olson

Also present:

Rick Bush (Community Development Director)  
Laura Swanson (GIS Coordinator)  
Joe DesJarlais  
Shannon Vasknetz (Baseline Surveying Inc.)

Motion by Iverson, second by Meland and carried with all members voting yes to approve the minutes of the January 10, 2012 Planning Commission meeting.

Bush presented Agenda Item No. 1 – a final plat request from Jerry Potter, 1409 Pine View Road, Lots 20-A and 20-B, Block H of Pine Acres Subdivision, formerly Lot 20 Revised, Block H of Pine Acres Subdivision, located in the SW ¼ SE ¼ Section 16, T5N, R5E, BHM, City of Sturgis, Meade County, South Dakota. Mr. Potter submitted a Plat Request to allow for the re-plat of Lot 20 Revised to be able to sell one lot containing an existing single-family residence, and to also allow construction of a new single-family residence on the second lot, which would contain an existing pole barn structure. Both Lots 20-A and 20-B meet all of the requirements as defined in Title 18 and 19 for subdividing the lots, and the building permit application submitted by Mr. Potter has been approved. Staff recommends approval to the Planning Commission. Bonefield motioned, second by Meland and passed with a unanimous vote to recommend approval to the Common Council on Tuesday, February 21, 2012 at 6:30pm in the Commissioners Room at the Erskine Building (County Offices), Sturgis, SD.

Bush proceeded with Agenda Item No. 2 – a Zoning Amendment for properties located in the General Industrial (GI)-zoned district to allow for a Conditional Use Permit, which will allow for residential use of the property. The Sturgis Economic Development Corp. (SEDC) has submitted a written request to the City of Sturgis to adopt a Conditional Use permit to allow for limited residential use that will be secondary to a permitted use as defined in 18.05.13. The SEDC also requests that owners should go through a yearly Conditional Use process in order to qualify residential use of these properties. Bush presented the council with a rough draft of the ordinance, drafted by the City Attorney, and encouraged any additional requirements that should be defined in the ordinance. Several council members agreed to include a definition of size limitations of the residential unit that would help discourage permanent residences within the industrial zone. Bush also emphasized that this amendment would only apply to new construction and not to any existing structures located in the General Industrial zone, and that the permit would only be valid to the applicant, not the property or any subsequent owners or occupants. The council also discussed that having staff review process should also help limit and discouraged uses not otherwise defined within the ordinance.

Bush requested that additional requirements to be included in the first draft are to be submitted before the February 15, 2012 Ordinance Committee meeting at 7am, which will ultimately be implemented into Title 18, pending adoption by the City Council.

Bush concluded the meeting by having the council move forward with their review of Title 18 to include any suggestions that may need to be implemented to better reflect the Sturgis Comprehensive Plan.

The next scheduled meeting will be Tuesday, February 28, 2012 at 6:30pm in City Hall Meeting Room B.

Meeting was adjourned by Chairman Hughes at 7:48pm.

Respectfully submitted,

Laura Swanson