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Chairman Hughes called the April 10, 2012 Planning Commission to order at 6:31pm with the following members present:

Judy Hughes	Judy Iverson	Suzanne Olson	Pete Bonefield
Dan Roe	Arvid Meland	San Monahan	

Also present:

Rick Bush (Community Development Director)  
Laura Swanson (GIS Coordinator)  
Joe DesJarlais  
Larry Weitzel  
Ann Weitzel  
Santana Hart  
Carl Johnson  
Shannon Vasknetz (Baseline Surveying)

Motion by Iverson, second by Monahan to approve the minutes from the March 27, 2012 Planning Commission meeting.

Bush presented Agenda Item No. 1 – a revisit of a variance request to allow for the construction of a metal carport from Larry and Ann Weitzel, Lot 12 of Jenter’s Subdivision (Cactus Heights Mobile Home Park) to the City of Sturgis, Meade County, South Dakota. The variance request was tabled by City Council at their April 2, 2012 meeting and sent back to the Planning Commission for a final review. The Council cited safety concerns with the proposed carport’s location relative to the sidewalk. Staff revisited the location and saw no alternative locations on the property to install the carport, and noted that several existing carports within city limits do not meet the recommended setbacks. Staff requests the Planning Commission to review the request again to address any concerns.

Motion by Iverson, second by Bonefield with a unanimous vote yes to recommend final approval to the Common Council on Monday, April 16, 2012 at 6:30pm in the Commissioner’s Room at the Erskine Building, Sturgis, SD.

Agenda Item No. 2 was presented by Bush – a request for Use on Review to allow for a Home Day Care operation from Santana Hart, South ½ Lot 4 and all of Lots 5-6 and the North ½ Lot 7, Block 11 of Bosworth’s Addition to the City of Sturgis, Meade County, South Dakota. The owner has met all the requirements stated within Title 18 to allow for the secondary use of her residence, with the majority of neighboring properties giving consent.

Motion by Meland, second by Monahan and all members voting yes to recommend approval to the Common Council on Monday, April 16, 2012 at 6:30pm in the Commissioner’s Room at the Erskine Building, Sturgis, SD.

Bush presented Agenda Item #3 – a review of a Final Plat request from Vanocker Canyon Meadows, LLP, represented by Carl Johnson, Lot B Revised, Lot C and Lot D of Vanocker Canyon Meadows Subdivision, formerly Lot B of Vanocker Canyon Meadows Subdivision, located in the W ½ SW ¼ of Section 15, T5N, R5E, BHM, City of Sturgis, Meade County, South Dakota. The owners have submitted a Final Plat for two (2) 2.6 acres lots and the remaining 27.43 acres to be developed for future use.

Motion by Roe, second by Bonefield and all members voting yes to approve the Final Plat.

Bush continued with Agenda Item #4 – a Zoning Amendment request for said Lots C and D of Vanocker Meadows Subdivision, formerly Lot B of Vanocker Canyon Meadows Subdivision, located in the W ½ SW ¼ of Section 15, T5N, R5E, BHM, City of Sturgis, Meade County, South Dakota. The property owners have submitted a request to rezone two (2) 2.6 acre lots from General Residential 1 to a Highway Service district to allow for the future commercial/retail development of that property. The property is currently adjacent to Highway Service-zoned property, and the rezoning from General Residential to Highway Service would be consistent with the future land use plan as defined within the Sturgis 2030 Comprehensive Plan. All adjoining landowners have been contacted and have given consent.

Motion by Bonefield, second by Roe with a unanimous vote yes to recommend approval to the Common Council on Monday, May 7, 2012 at 6:30pm in the Commissioner's Room at the Erskine Building, Sturgis, South Dakota.

The next scheduled meeting will be Tuesday, May 1, 2012 at 6:30pm in City Hall Meeting Room B.

Meeting was adjourned by Chairman Hughes at 7:21pm.

Respectfully submitted,

Laura Swanson