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Chairman Hughes called the May 1, 2012 Planning Commission to order at 6:30pm 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 (City Council)  
Dale Punt  
Nancy Punt  
Shannon Vasknetz (Baseline Surveying)  
Connie Ruebel  
Wayne Roe  
Patricia Roe  
Stacy Hunt  
Tracy Palmer  
Maggie Palmer

Motion by Meland, second by Iverson to approve the minutes from the April 10, 2012 Planning Commission meeting.

Bush presented Agenda Item No. 1 – a zoning variance request from Dale and Nancy Punt, Lots 17-18, Block 29 of the Original Town of Sturgis, Meade County, South Dakota. The applicants put in the request to allow for the construction of a detached 20'x30' garage on the property with less than the required setback within a Highway Service zone. The property, located at 1060 Dudley Street, is the only existing residential property within Block 29 of the Original Town Subdivision. Highway Service zoning district was designed for retail and businesses, and is not intended for use of residential properties. The site plan provided by Baseline Surveying also showed that the applicants intended to access the garage from the east side of the property, which faces a paved lot owned by the City of Sturgis, and is not considered a public street or alley, which in turn could not be considered legal access for the property or garage. Staff would recommend the denial of the application based on the definitions of a Highway Service zone as listed in Title 18, as well as other issues previously noted.

Mr. Punt approached the commission and stated that the property is used primarily as a vacation home, but has been vastly improved and is maintained regularly. He also stated his intent was to install a garage at some point in time, and feels that he is not asking for anything special because he would feel that installing a garage on the property would not be much different than those buildings surrounding his property. He stated that he had also met with the City Manager prior to the meeting, who had deterred Mr. Punt from moving forward due to the current zoning regulations.

DesJarlais asked if Mr. Punt could not attach the garage to the home. Mr. Punt stated that it would have been difficult due to construction standards he would need to follow. Bush reiterated to the

commission that no matter how the garage was placed on the property, the use still would not be permitted due to the zoning regulations that do not allow new construction on an already non-conforming property.

Monahan asked Mr. Punt if he knew that the property was zoned Highway Service prior to his purchase. Mr. Punt replied that he knew, but it was apparent to him that no other surrounding businesses were interested in purchasing the property at the time.

Motion by Olson, second by Bonefield to call for a vote on approving the application, with Bonefield, Meland, Monahan, Olson and Roe voting yes and Hughes and Iverson voting no. The motion to approve the application passed, and the item will be presented to the Common Council on Monday, May 7, 2012 at 6:30pm in the Commissioner's Room at the Erskine Building, Sturgis, SD.

Bush presented Agenda Item #2 – a final plat request from Wayne and Patricia Roe, Lots 5H1-ROE of Hurley Subdivision, Formerly lots 5H1-A and 5H1-B of Hurley Subdivision, located in the N ½ NW ¼ of Section 16, T5N, R5E, BHM, City of Sturgis, Meade County, South Dakota. The owners have submitted an application to replat two (2) adjacent lots into one (1) 1.25+/- lot to be used for a single family residence. Motion by Iverson, second by Monahan to approve the plat request, with Bonefield, Hughes, Iversen, Meland, Monahan and Olson voting yes, and Roe abstaining.

Bush presented Agenda Item #3 – a request to transfer a Use on Review to allow for a Home Day Care from Stacy Hunt, Lot 12A, Block 4 of Pine Acres Subdivision, located in the SE ¼ SE ¼ of Section 16, T5N, R5E, BHM, City of Sturgis, Meade County, South Dakota. The applicant is requesting to transfer a Use on Review for an existing Home Day Care operation from 868 Dudley Street to 1251 Evergreen Drive. Motion by Bonefield, second by Meland, with all members voting yes to approve the application.

Bush presented Agenda Item #4 – a zoning variance request to allow for the construction of a detached 28'x32' garage with less than the required setbacks from Tracy and Maggie Palmer, W ½ of Lots 23-26, Block 1 of Potter's First Addition to the City of Sturgis, Meade County, South Dakota. The applicants are requesting to go from a 25' rear yard setback to a 19'10" setback, and a front yard setback of 22', which is the same setback as the existing home. Motion by Iverson, second by Monahan with all members voting yes to recommend approval to Common Council on Monday, May 7 at 6:30pm in the Commissioner's Room at the Erskine Building, Sturgis, SD.

The next scheduled meeting will be Tuesday, May 15, 2012 at 6:30pm in City Hall Meeting Room B.

Meeting was adjourned by Chairman Hughes at 7:09pm.

Respectfully submitted,

Laura Swanson