

1040 2nd Street
Sturgis, SD 57785
www.sturgis-sd.gov



Voice: (605) 347-4422
Fax: (605) 347-9187

Planning Commission Minutes

Chairman Hughes called the December 4, 2012 Planning Commission to order at 5:35 pm with the following members present:

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

Also present:

Joe DesJarlais (City Council)
Daniel Ainslie (City Manager)
Christina Steele (Constituent Services)
Dave Smith (City Code Enforcement)
Members of the public
Mike Strain (via Skype)

Amend this Agenda – Item 2 to read Application for Zoning Amendment from R-2 to PUD based on current developer agreement.

Approval of the minutes from the October 2 and November 6 meetings.

1. Request for a zoning variance by Krysti Schulz at 1515 Spruce Street. The applicant requested a 15' setback from the front lot line. Current zoning requires a 25' setback. The existing home is scheduled for demolition and will be replaced with another home with a new foundation. The existing home is set back only 9' from the front lot line and most of the other homes in the neighborhood are less than the required 25'. After discussion, the Chairman asked for a motion to approve. First: Judy Iverson Second: San Monahan

The Commission voted to recommend approval of the request to allow the variance.

Schedule: December 17 recommendation to Council and request a public hearing for January 7, 2013.

2. Application for a zoning amendment. Applicant: G.S.G.S., L.L.C. (Mike Strain). Applicant was seeking a zoning amendment from R-2 to PUD for parcel 01.07.2H1 in the Palisades Subdivision. The applicant was available via Skype connection. The City Manager reviewed the applicant's proposed map, developer agreement and current zoning regulations. Everyone present was shown the proposed layout of the development including the types of units to be built on each block and the location of a possible pocket park. The City Manager also presented information about the various traffic impacts that could be expected. Several members of the public who live in the area as well as others who were present asked questions about the tax abatement program, types of homes to be built, time frame for the project and why a change of zoning is required. After all questions were answered by either the City Manager or the applicant the Chairman asked for a motion to approve the PUD and the amended Developer Agreement.

First: Pete Bonefield Second: Arvid Meland. A roll call vote was then taken with the following results: 2 members voting yes and 4 members voting no. (Bonefield, Olson yes/Monahan, Iverson, Hughes, Meland no).

At this point more discussion took place including a request of those citizens who were present to make recommendations. Receiving no other recommendations and after more discussion the Chairman asked again for a motion to approve a PUD and amend the Developer Agreement. First: Pete Bonefield Second: Suzanne Olson and a roll call vote was taken with 4 voting yes and 1 voting no (Bonefield, Hughes, Meland, Olson yes/Monahan no/Iverson was absent at this time). The Commission will make a recommendation to the Council to approve the PUD and amendment to the Developer Agreement.

Schedule: December 17 recommendation to Council and request a public hearing for January 7, 2013.

3. Consideration of a request for Use on Review – Black Earth LLC (Ken Price)

Applicant is making a request to build a 950 sq. foot living quarters within his new building currently under construction for Samson Exhaust in the Industrial Park. The zoning in the General Industrial area allows for this type of use if approved through the Use on Review process. A representative for the applicant (Kacy Kurtz) was present and stated that the living quarters was not meant to be a full time residence but might be used for clients or emergency purposes due to bad weather when the owner could not get back to his residence in Spearfish.

The Chairman asked for a motion to approve. First: Arvid Meland Second: Pete Bonefield Committee vote was unanimous to recommend approval to City Council.

Schedule: December 17 recommendation to Council and request a public hearing for January 7, 2013.

4. Grace Lutheran Church - Request for Zoning Variance to place a 2' x 2' directional sign on property along Junction owned by Black Hills Harley Davidson (tabled from November 6 meeting).

At the November 6 meeting the Commission members questioned the need for a sign of this type. Mr. Meland, representing the Church, said he would take the matter to the Church Board and discuss other options.

A letter from the church stated the need for a sign to provide directions to those visiting from out of town. Code Enforcement Officer Dave Smith explained the current ordinance against off site signage and the requirements for sign placement outside the sight triangle at intersections. A representative from the church explained that there are currently several church related signs within the community that are off- premise. After discussion including the proposed construction, installation method and wording of the sign, the Chairman asked for a motion to approve. First: San Monahan Second: Pete Bonefield.

Vote: Yes 4 No 1. The Commission will recommend approval of the sign as long as it does not interfere with pedestrian traffic or the view of motorists at the intersection.

Schedule: December 17 recommendation to Council and request a public hearing for January 7, 2013.

5. Application to Re-Plat property in the Industrial Park currently owned by SEDC.

The SEDC requested a re-plat to exclude a drainage area on property within the Industrial Park. SEDC representative Pat Kirtenbach was present and explained the purpose of the request. The property is being offered for sale to a new business that will provide 8 jobs to the community and will likely expand by purchasing the neighboring parcel to the west, in the near future. The drainage

property will remain the property of the SEDC. The preliminary plat was reviewed by City staff with no concerns. The final plat was reviewed by the Commission members and the Chairman asked for a motion to approve the re-plat.

First: Arvid Meland Second: Pete Bonefield. The Commission voted unanimously to recommend approval of the re-plat to the City Council.

Schedule: December 17 recommendation to Council and request a public hearing for January 7, 2013.

Next meeting will be on January 8, 2013 at 5:30
Meeting was adjourned at 7:45 pm.

Respectfully submitted,
Christina Steele

**Pending Approval*