



*Planning Commission
Minutes*

Chairman Hughes called the February 4, 2014 Planning Commission to order at 5:30 pm with the following members present:

Judy Hughes Judy Iverson Tammy Bohn San Monahan
Kyle Treloar

Also present:

Christina Steele (Planning & Zoning Coordinator)
Mike Bachand (for Jason Anderson Council Representative)

Introduction of Kyle Treloar as the new Planning & Zoning Commissioner replacing Pete Bonefield.

The minutes from the January 7, 2014 meeting were reviewed and approved. The minutes of January 28 had a questions and is pending verification.

A summary of recent Council actions related to planning & zoning was reviewed – Iverson.

1. Plat – Jon and Barbara Mattson Final plat of lot 1 of Mattson Ranch Addition of the S1/2NW1/4 of Section 3, T.5N,R5E,B.H.M., Meade County, South Dakota.

Owners were present and explained that they intend to sell one lot only and it will not be part of a larger development at this time. The water agreement with Pine Cone Estates Homeowners Association was discussed.

1st by Monahan and 2nd by Iverson to approve. Vote: All voting Yes to approve.

2. Use on Review – Chris Kubes (Adventure A Lot LLC)

Use on Review for property located at 1905 Park Ave. This lot contains one structure with a car port. There is no house on this lot which makes it non-conforming. The applicant requests a Use on Review to be able to replace a carport that was destroyed in the October storm.

Applicant was not present, however applicant's contractor, Mr. Iverson was present. Staff made contact with required land owners with no denials being reported. Sturgis Code Enforcement has had no violations reported at that property. The property owners live out of the area and stated on their application they use this property during the Rally.

Councilman Bachand reported he has seen numerous people present at this location during the Rally and noted over 40 motorcycles present. He has concerns about the large number of people present and partying at this location. Mr. Bachand also made personal visits to many of the neighbors, some of which were rental properties, and received concerns and complaints about the use of this property from those individuals.

Commissioner Iverson stated she would like to see the tin from the previous carport cleaned up as it is a safety hazard and could end up blowing around the neighborhood.

After more discussions the Commissioners agreed that they would like to see the damaged carport removed and repairs made only to the wall area of the garage structure where the car port had been attached.

1st Monahan and 2nd Bohn to deny the application. Vote: All voting yes to deny with Iverson and Treloar abstaining.

3. Annual Use on Reviews: UOR for Corrina Ross, Big Dreams LLC in home daycare located at 26023 Cottontail Drive. Staff reports no complaints have been filed and the daycare is still doing business at this location.

1st Iverson and 2nd Bohn to approve. All voted to extend this UOR for an additional year.

The meeting was adjourned at 6:15 p.m.

The next regular meeting is scheduled for March 4 at 5:30 pm.

Respectfully submitted,
Christina Steele

(Not yet approved)