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Planning Commission Minutes

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

Judy Hughes Judy Iverson Tammy Bohn Suzanne Olson
Kyle Treloar Arvid Meland

Also present:

Christina Steele (Planning & Zoning Coordinator)
Daniel Ainslie – City Manager
Jason Anderson – Council Representative
Mike Bachand

Agenda revision: Item #3 was removed from the agenda at the applicant's request.

The City Manager gave a summary of recent Council discussion related to planning & zoning. In general, the Council would like the Planning Commission to continue to provide considerations based on health and safety issues first and foremost. The Planning and Zoning office will also be requesting additional, specific information to be provided by the applicant for the Commission which will aide in making recommendations.

1. Preliminary Plat – Megan Brown 2005 Meadowlark Drive, Sturgis

Description: Preliminary plat of Lot 23N-A and Lot 23N-B of the Murray Tract #1, (formerly Lot 23N of the Murray Tract #1) Located in the SW1/4SW1/4 of Section 9, T5N, R5E, B.H.M., Meade County, South Dakota.

Owner representative, Shanon Vasknetz was present to answer questions. Discussion and verification that the plat meets minimum size and frontage. Question if there was an abandon septic system on the site. This will be checked when a building permit is issued and does not affect the plat.

Motion by Meland to approve this preliminary plat, 2nd by Iverson with all voting yes.

2. Preliminary Plat – SRP Properties, LLP

Description: Owners would like to split former Lot 49 into two parcels (SRP-1 and SRP-2) to allow for SRP-2 to become a building site for a future 4-plex. In addition, the owners would like to combine lots 50, 50B, 51B, 61B and 61R into Lot SRP-3.

One of the owners, Bill Phillips as well as Shanon Vasknetz (Surveyor) were present. Discussion regarding possible future plans for the parcels. Staff report that lot 61R is still recorded as City/Public property and will need to go through the process to surplus and give to SEDC for transfer to the SRP group as agreed when the lot was swapped for ROW on E. Ida Drive. Once this is complete, the final plat will be submitted.

No action requested at this time.

3. This item was removed from the agenda.

4. Request for Preliminary Zoning Amendment and Preliminary Plat – Vanocker Canyon Meadows, LLP. Property located between Junction Avenue and Vanocker Canyon Road.

Representative: Shanon Vasknetz (Surveyor) was present to answer questions.

Description: Owners of Parcel 01.47.0BR are requesting a zoning amendment for a portion of this property (re-platting into two parcels) from General Residential 1 to Highway Service. Upon approval of the re-zone, the eastern most piece will be sold and re-platted into 01.41.08C which is already zoned Highway Service. Applicant representative will provide exhibits at the time of the meeting. This is an information item only. The application process has not been completed.

This was a preliminary informational item only and no action was taken.

5. Consideration of Truck Route Designation – Dave Wilson

Representative: Not present

Description: Dave Wilson requested the Planning & Zoning Commission to consider designating a portion of Dixon Drive, Vanocker Canyon Road and Junction Avenue as a designated Truck Route.

There was no representative present so City Manager gave an overview of the request that ultimately included the installation of a commercial scale along Dixon Drive. Discussion included concerns about the best location for a scale, limited room for trucks to park and to stage while waiting to be weighed, limited area for turn around and impact to roads and residents in the area. The general feeling was that a truck route would not be needed because trucks are already allowed on that street if they are conducting business in that area. The Commission would, however be open to hear more information about other options that would utilize a scale and serve the agricultural customers in the community. The Commission would also like to get input from an outside trucking source as to the viability of having a scale in this location.

No action was taken.

Conditional Use on Reviews:

Review of King of the Mountain, 3572 Mayer Ave. Use of second story living quarters in Industrial Park. Staff: Still in use with no problems reported.

Review of Maynard Rude, 602 Blanche Street. Operating a motorcycle repair shop out of a residence. Staff: Still in use with no problems reported.

Review of Dogwood Lodge, Inc. 955 Pineview Drive. Operating a dog grooming and boarding business in Highway Service. Staff: Still in use with no problems reported.

With no problems or violations reported on any of the reviews, 1st by Iverson and 2nd by Olson to allow an additional 12 months conditional use by all three.

Meeting adjourned at 6:40 p.m.

Next regular meeting date: April 8, 2014, however there may be a special meeting scheduled on March 24 to coincide with the presentation by KLJ for the Land Use Study.

Minutes submitted by Christina Steele
(minutes not yet approved)