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*Planning Commission  
Minutes*

Chairman Hughes called the March 24, 2014 Special Planning Commission to order at 5:00 p.m. with the following members present:

Judy Hughes            Tammy Bohn            Kyle Treloar            Arvid Meland  
San Monahan

Also present:

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

Review minutes of February 4 and 25 as well as March 4, 2014.

**1. Request for Zoning Amendment** – Vanocker Canyon Meadows, LLP  
Owner/Representative in attendance – Shanon Vasknetz, Surveyor

**Description:** Request for a zoning amendment for the eastern most portion of property described as Lot B Revised of Vanocker Canyon Meadows Subdivision. Zoning change 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 adjoins the eastern property line and is already zoned Highway Service.

Owner representative, Shanon Vasknetz was present to answer questions.  
Discussion and verification that the plat meets minimum size and frontage.

Motion by Meland to approve this application request. Treloar second. With all voting yes to recommend Council approval.

**2. Plat Applicant** – B&I Properties, LLC (Ida & Robert Malde)  
Owner/Representative in attendance – Shanon Vasknetz, Surveyor

**Description:** Plat of Lot BR-1 of Vanocker Canyon Meadows Subdivision and the Dedicated Public R.O.W., formerly Lot B Revised of Vanocker Canyon Meadows Subdivision (described above).

Zoning: GR1 as previously platted.

Purpose: Re-plat to split an existing parcel.

Discussion included the provision for an expanded dedicated public ROW in the northwest corner of the parcel for access to the drainage area.

Action: First by Treloar to approve and second by Meland. With all voting yes to recommend approval by Council.

**3. Plat – Applicant - Vanocker Canyon Meadows, LLP (Carl Johnson)**  
Owner/Representative in attendance – Shanon Vasknetz, Surveyor

**Description:** Lot 1, Lot 2, Lot 3 and Lot 4 of Vanocker Junction Subdivision, and the Dedicated Public Right-Of-Way. Formerly Lot 8C of Vanocker Subdivision and Lot B Revised of Vanocker Canyon Meadows Subdivision, Located in the W1/25SW1/4 of Section 15, T.5.N., R,5E., B.H.M., City of Sturgis, Meade County, South Dakota.

Zoning: Proposed Highway Service

Purpose: Combine multiple existing lots.

Action: First by Meland and second by Bohn to approve. With all voting yes to recommend approval by Council

Meeting adjourned at 5:30 p.m.

Minutes submitted by Christina Steele  
Approved on April 4, 2014