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Planning Commission Minutes

Chairman Hughes called the May 6, 2014 Planning Commission to order at 5:30 pm with the following members present:

Judy Hughes	Tammy Bohn	Suzanne Olson	Kyle Treloar
Arvid Meland	San Monahan		

Also present:

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

Agenda revision: Item #1 was postponed until later in the agenda to allow for an interested party to be present for discussion.

Christina Steele announced services for Judy Iverson are scheduled for Friday, May 9 at 10:00 at Grace Lutheran Church.

2. Conditional Use on Review – Applicant(s): Rachel Price - Samson Inc. 1151 Industry Road, Sturgis, SD. Requesting permission to have temporary vending at their location in the Industrial Park. Vending is not currently allowed in this zone.

Applicant was present along with Plant Manager Brian White. A brief overview was given and Mr. White named some of the possible vendors as Amsoil, Hot Rod Institute, Kryptonite Locks and various dealers. Security was discussed along with city requirements for vending licenses. The applicant stated their intent to have two security officers on site and the use of security cameras.

The Use on Review notification process was discussed. Five neighboring landowners were notified of the application. 68% of those notified approved the use and 32% denied. There were three individuals present to voice opposition to the application: Bruce Bowen expressed his concerns regarding safety and security. Norma Allen had concerns there would be people driving around the park that had no real purpose. Dale Mack had concerns about parking and general security. No one in attendance was opposed to businesses having tours, but they felt the presence of vendors would invite too many people to the area and problems could occur.

Pat Kurtenbach was in attendance on behalf of the SEDC Board. They are willing to approve with several conditions to address the concerns listed above.

Commissioner Meland left the meeting for another engagement.

Commissioner Monahan suggested the applicant use their downtown vending areas as a bus stop and take interested individuals to the business from there. Commissioner Olsen express that she felt having more people in the Park could be a positive and may create interest in other businesses opening in that location.

1st by Monahan, 2nd by Bohn to deny the application. Vote: 3 to 2 to deny the application. Councilman Mike Bachand was in attendance and requested all businesses in the Industrial Park be contacted for input before the Public Hearing scheduled for May 19.

3. Zoning Variance – Applicant(s): Steve Blake, 1410 Blacktail Drive, Sturgis, SD
Owner/Representative: Steve Blake was present.

Description: Applicant was requesting an 8 foot variance to build a roof extension onto his existing garage. The extension would go to the property lot line (side yard) and there would be a 0 setback.

Commissioners reviewed the application and felt this type of addition would limit emergency access to this property as well as the neighboring property. 1st by Treloar to deny, 2nd by Monahan Vote: All voting to deny the application.

4. Plat – Applicant(s): SRP Properties – Bill Phillips, 1921 Lazelle Street.
Owner/Representative: Shanon Vasknetz (Surveyor) was present

Description: Final plat to combine four individual lots (50, 50B, 51B and 61B) into one lot (SRP-3). In addition, the applicant is splitting lot 49 into two lots (SRP-1 and SRP-2). Lot SRP-2 will be used to build a new multi-family unit. Zoning: General Residential 2.
1st by Treloar to approve, 2nd by Olsen. Vote: All voting to approve.

5. Plat – Applicant(s): Vanocker Junction Subdivision – SPM Holdings of Sturgis (Scott Peterson) 10919 Country Club Road, Belle Fourche, SD.
Owner/Representative: Shanon Vasknetz (Surveyor)

Description: Final plat for Vanocker Junction Subdivision. This plat contains three lots within the Highway Service Zone. These lots will be for future commercial development.
1st by Monahan to approve, 2nd by Treloar. Vote: All voting to approve.

1. Zoning Amendment – Applicant(s): Glover Investments 411 Glover Street, Sturgis, SD and Harley James Roth, 11840 Ridgefield Court, Spearfish, SD 57783.
Owner/Representative: Dixie Olson, Properties Unlimited Realty.

Description: Applicants are requesting a change to the zoning for their property located along Otter Road between Vanocker Canyon Road and Racoon Drive (parcel 01.73.05.2G described as Lot G2 of the SE1/4NE1/4 of Section 16, T5N.R5E of the B.H.M., City of Sturgis (see map). The property is not currently developed. The property is located within the Highway Service Zone and the applicant is requesting a change to General Industrial to allow for the development of a new public utility service yard and office at that location.

A discussion took place regarding similar uses (SD DOT) across the street. A brief summary of intent was given from Ken Mierose from BHP. 1st by Olsen to approve, 2nd by Bohn.
Vote: All members voting to approve.

6. Plat – Applicant(s): City of Sturgis 1040 Second Street, Sturgis SD
Owner/Representative: Staff

Description: New plat of Lot H1 of the SW1/4SW1/4 of Section 15, T5N, R5E, B.H.M., City of Sturgis, Meade County, SD. Corner of Vanocker Canyon Road and Pineview Dr. Highway Service Zone. 1st by Monahan to approve, 2nd by Olsen. Vote: All voting to approve.

7. Preliminary Plat – Applicant(s): Robin & Melvin Zebroski, 1651 Ballpark Road, Sturgis, SD. Applicant and Representative Shanon Vasknetz (Surveyor) were present. Property is located in the General Residential 1 zone.

Description: Lot HJ-1 and JH-2 of JH Subdivision. Located in the S1/2N1/2NE1/4SW1/4 of Section 9, T5N, R5E, B.H.M., Meade County, SD. General Residential 1.
Review and comment only, no action requested.

8. Plat – Applicant(s): Megan Brown, 2005 Meadowlark Drive, Sturgis SD.
Owner/Representative: Shanon Vasknetz (Surveyor). General Residential 2 zone.

Purpose: This plat splits Lot 23N into Lots 23N-A and Lot 23N-B. To allow for construction of a new residence. Preliminary plat was approved on March 4, 2014. 1st by Monahan to approve, 2nd by Bohn. Vote: All voting to approve.

Minutes submitted by Christina Steele
(Minutes not yet approved)