

*City of Riders*

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*Planning Commission  
Minutes*

The City of Sturgis Planning Commission held a regular meeting on Tuesday, January 6, 2015 at 5:30 p.m. at City Hall, 1040 2<sup>nd</sup> Street, Sturgis SD.

**Members present:** John Gerberding, Kyle Treloar, San Monahan, Suzanne Olson, Judy Hughes and Tammy Bohn.

Also present:

Daniel Ainslie – City Manager  
Dave Smith – Code Enforcement Officer  
Christina Steele – Planning Coordinator  
Jason Anderson – City Council Liaison  
Representatives from SEDC  
Mike Bachand  
Members of the public and applicants

Chairman Hughes called the meeting to order at 5:35 p.m.  
Minutes of December 16, 2014 were approved.

**1. Zoning Amendment – Applicant(s):** Baron Properties, 1101 Ball Park Road

City Manager Ainslie gave an overview of the proposed project. Baron Properties representative Dane Goetz provided a handout with additional information about the project and answered questions from the public who were present.

Motion from Gerberding to approve, 2<sup>nd</sup> from Bohn with all voting to recommend approval of the zoning change.

**2. Variance – Applicant(s):** Jeff & Lisa Gorman, 1831 Sherman Street

Applicants were not present for the meeting but had a contractor present to answer questions relating to the repair work. The nature of the request was to ask permission to make repairs exceeding 50% of original value to a non-conforming residential structure located within the Highway Service zone. Additionally, this variance would allow for a second residence on the parcel which is not currently allowed in a Highway Service Zone.

Christina Steele provided an overview of the request and the applicant's contractor answered questions related to the work being done. Dave Smith provided a photo and brief

summary of the work taking place. Daniel Ainslie reminded everyone of the 'owner occupied' stipulation if camping takes place.

Two motions and votes took place.

Motion to allow the improvements over 50% of value to take place made by Olson, 2<sup>nd</sup> Treloar and all voting Yes to allow the improvements.

Motion to allow a second residence in the Highway Service Zone by Gerberding, 2<sup>nd</sup> by Treloar. Vote = Monahan and Bohn voting No, Gerberding, Treloar, Olson and Hughes voting Yes to approve the second residence.

### **3. Zoning Amendment – Applicant(s): J&P Cycles, 1603-1661 Main Street, Sturgis**

The applicant representative, Tara Blanchard, Director of Retail & Events, was available via telephone. Christina Steele provided an overview of the request and information regarding the status of the Annie Tallent house which is located on this property.

Motion to approve the request made by Gerberding, 2<sup>nd</sup> by Bohn with all voting Yes to recommend approval of the change of zoning to Highway Service.

### **4. Vacate: Glover Investments, LLC. (this item was tabled at the December 2 meeting)**

The applicant and Shanon Vasknetz were present to answer questions and Christina Steele provided clarification on a question raised at the December 1 planning meeting. By approving the request to vacate at this time, no building permits will be issued on any parcel without public right of way frontage. Motion by Olson to approve the request to vacate, 2<sup>nd</sup> by Gerberding. Vote = Treloar voting No, all others voting Yes to recommend approval by the City Council.

### **5. Variance – Applicant(s): Jeremy Coyle representing Clark Sowers/BH Laundry at 2014 Main Street**

Both the applicant and the land owner were present. The applicant provided updated information that included a reduction in the variance needed by 3'6".

Motion by Treloar to approve the variance, 2<sup>nd</sup> by Monahan. All voting Yes to recommend approval of the 3'6" variance.

### **6. Use on Review – Applicant(s): NEXT, Inc. representing Bruce Eide/Indian Sturgis at 2130 Main Street**

The applicant was present and Dave Smith presented the building plans for review.

Motion to allow the request for Use on Review was made by Gerberding, 2<sup>nd</sup> by Monahan. All voted Yes to recommend approval of the Use on Review.

### **7. Preliminary Plat – Applicant(s): Mike Strain - Palisades**

Mr. Strain and Shanon Vasknetz were present and provided an update on the Palisades project. The main point of discussion was the 55' street width on Split Rock Drive and the North/South portion of Quartzite Drive. The plat is in accordance with the PUD/Developer Agreement previously approved by the City. BHP and MDU require approval of this plat prior to installation of utilities.

Motion by Gerberding to approve, 2<sup>nd</sup> by Olson. All voting Yes to approve the preliminary plat.

**8. Re-Plat – Applicant(s):** Cindy Iverson – 1210 Industry Road, Sturgis

The applicant and Shanon Vasknetz were present to answer questions related to the plat. The hard surface plan as shown on the exhibit was discussed. Separate utilities are in place for each lot, however Lot 2B-4 would require hard surfacing of driving and parking areas prior to any building permits being issued.

Motion by Gerberding to approve the plat, 2<sup>nd</sup> by Monahan. All voting Yes to recommend approval of the plat.

No other items were brought before the Planning & Zoning Commission by the public.

Meeting adjourned at 7:20 p.m.