

Planning Commission Minutes

The City of Sturgis Planning Commission held a regular meeting on Tuesday, April 7, 2015 at 5:30 p.m. at City Hall, 1040 Harley-Davidson Way, Sturgis SD.

Members present: Suzanne Olson, Arvid Meland, John Gerberding, Judy Hughes and City Council Liaison Jason Anderson.

The meeting was called to order at 5:35 p.m.

Minutes from March 17 and 23 were approved.

1. Variance – DesJarlais Family Farms, 1335 Ballpark Road

- a) Variance to construct a storage building on a parcel within City limits that has no residence.
- b) Variance to City Ordinance Title 18 that requires all drives and parking areas to be hard surfaced.

The applicants were present to answer questions about the request.

Action: Following discussion and Q&A a motion was made by Gerberding, 2nd by Meland to approve. All members voting Yes to recommend approval of a. 1st by Meland and 2nd by Gerberding to approve b with all voting Yes to recommend approval of b.

2. Variance – Connor & Dena Sheets, 807 Lazelle Street

Variance to allow a residential use garage to be built in a Highway Service Zone. In addition, this request is to take into consideration the rear setback requirement of 30' that is imposed in the Highway Service Zone.

The applicants were present to answer questions.

Action: Following discussion and questions a motion was made by Olson to approve, 2nd by Gerberding. All members voting Yes to recommend approval of the request for a residential use (garage) in a Highway Service Zone. In addition, the setback would follow residential zoning requirements (minimum 10' from rear property line). FEMA requirements must be met for structures located within a flood plane and must be addressed at the time the building permit is requested.

3. Re-Plat – Tyler Fritz, 2230 Malibu Loop

Re-plat of undeveloped property which will split one parcel into two. The property is described as Lot 2A-1 and Lot 2A-2, Block 5 of Vernon Heights Estates II Subdivision.

The applicant was represented by Shanon Vasknetz of Baseline Surveying.

Action: Following discussion, a motion was made by Meland, 2nd by Gerberding with all voting Yes to recommend approval of the re-plat as presented.

4. Petition to Vacate – City of Sturgis, Lot Z Revised

Vacation of a portion of unused R.O.W. along the north side of Dickson Drive.

The City Manager provided an overview of the parcel and development at this site. Additionally, the proposed new plat was examined.

Action: Following discussion, a motion was made by Olson, 2nd by Gerberding. All voting Yes to recommend approval of the vacate request and the new plat as presented.

Other matters: Discussion regarding a new policy that would have staff make notifications to residents within 300' of any new subdivisions to provide basic information about the development. City Manager agreed that in most cases some type of notification does go out but this is not currently a formal policy. Formal notifications are currently sent per SD codified law in situations where variance, zoning amendments, use on review and vacate applications are filed. Staff will look at a set of criteria that would work for a notification policy in the future.

Minutes not yet approved.