

## *Planning Commission Minutes*

The City of Sturgis Planning Commission held a regular meeting on Tuesday, May 12, 2015 at 5:30 p.m. at City Hall, 1040 Harley-Davidson Way, Sturgis SD.

**Members present:** Suzanne Olson, Kyle Treloar, John Gerberding, Judy Hughes, Mark Norstegaard and City Council Liaison Jason Anderson. Absent members: San Monahan and Courtney Mack.

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

Staff introduced Mark Norstegaard as a new Commissioner appointed to take the place of Arvid Meland.

Minutes from April 7 were approved.

### **1. Variance – Key City Rentals (Glover)**

Mr. Glover was present to answer questions.

**Action:** Following discussion, motions were made for both requests as follows:

- A. Location – Request for permission to build a billboard within 400' of an existing billboard within the BB1 Zone. Ordinance requires 500' minimum distance. 1<sup>st</sup> by Gerberding, 2<sup>nd</sup> by Norstegaard to recommend approval. All members voting yes.
- B. Size – Request to build said billboard larger than allowed in BB1 zone. Request is for a 14' x 48' billboard which is only allowed in the BB2 zone. The BB1 zone only allows a billboard up to 10'6" x 36'. 1<sup>st</sup> by Treloar and 2<sup>nd</sup> by Olson to recommend approval. Vote: 3 Yes and 2 No.

**Note for City Council:** The fact that Mr. Glover currently holds a permit and there are few options for location of a new billboard were taken into consideration on the approval of location. This item will go before the City Council for final decision on Monday, June 1.

### **2. Re-Plat – Doreen Creed, property at 705 Douglas**

Shanon Vasknetz was present to answer questions.

**Action:** Following discussion and review, 1<sup>st</sup> by Olson and 2<sup>nd</sup> by Gerberding to recommend approval. All members voting yes to recommend approval of the re-plat.

### **3. Sign Permit in the Business Improvement District – Ray Dvorak**

This request was taken to Planning & Zoning as a result of an appeal filed by Ray Dvorak at 1064 Main Street. The request was for placement of an LED message center at the applicants business located at 1064 Main Street which is located within the BID. The request was first denied by the Code Enforcement Department as not conforming to design standards within the District.

**Action:** 1<sup>st</sup> by Gerberding, 2<sup>nd</sup> by Olson to deny. All members voting to deny the request. This decision may be appealed to the Sturgis City Council.

### **4. Siding Permit – David Schearer/Domino’s Pizza**

This request was taken to Planning & Zoning as a result of an appeal filed by David Schearer, Director of Operations for Domino’s Pizza. The request was for permission to use siding which is bright blue on the façade of a new Domino’s Pizza storefront located at 1057 Main Street. This location is located within the BID where design standard guidelines are required. (Title 18 Article V Section 14.) The siding color was not pre-approved by the Permitting Department and several complaints about the color were received by the Department as the siding was being applied to the structure. The Permitting Staff requested the owner to change colors to be more conforming to the design standards and the applicant requested an appeal to Planning & Zoning. Mr. Schearer was on the phone during the discussion and provided information about the design and subsequent actions. Dave Smith, Code Enforcement Officer also provided information relevant to the design approval process and denial.

**Action:** Following discussion, a motion was made by Olson, 2<sup>nd</sup> by Gerberding. All voting to deny the use of the blue siding as it does not meet the intent of the design standards within the BID. Planning recommends repainting the siding a shade of tan and using blue in just the balcony/deck area where signage will be located. The blue color may still be used on the back side of the building facing the alley. This decision may be appealed to the Sturgis City Council.

No other matters were brought before the Commission. The meeting adjourned at 6:55pm.

Minutes not yet approved.