

Planning Commission Minutes

The City of Sturgis Planning Commission held a meeting on Tuesday, July 7, 2015 at 5:30 p.m. in the front conference room at Sturgis City Hall, 1040 Harley-Davidson Way, Sturgis SD.

Present: Commissioners Gerberding, Treloar, Mack, Monahan and Hughes.

Absent: Commissioners Olson and Norstegaard.

Staff: City Manager, Planning Coordinator and Code Enforcement Officer

5:35 Call to order by Chairman Hughes

The Commission approved the Minutes from the June 2, 2015 meeting.

1. Airport Plat - Pulled from this agenda by the City.

2. Plat – Black Hills Power

Re-plat Lot G2 to split into two parcels, G2-1 8.13 acres and G2-2 3.52 acres. Zoned General Industrial. There was no BHP representative in attendance.

Action: 1st by Treloar, 2nd by Gerberding. All members voting to recommend approval.

3. Preliminary Plat – Casey Dahl

Preliminary plat of Lot X-1 and Lot X-2 of Section 3.

Action: Preliminary plat – Commissioners discussed and approved as a preliminary only. These lots are larger than 3 acres so the subdivision ordinance regulations do not apply.

4. Variance – Park Avenue Car Wash, 2311 Park Avenue

Request permission to have less than 10% of the parcel landscaped. Title 18 Article IX Landscape Regulations requires 10% of a lot located within the Highway Service Zone to be landscaped with living plant material. Applicant currently meets this requirement but he is requesting permission to hard surface the landscaped area around the sign. The applicant was present to answer questions and provide additional information.

Action: Following discussion, a motion was made to deny the request for 100% hard surfacing and instead, request a landscaping plan that could reduce the landscaped area without removing it entirely. The applicant can come before the Commission again in the future to present such a plan and have the request reconsidered. 1st Treloar 2nd Mack. All

members voting to approve this motion. A recommendation of denial will be made to the City Council.

5. Variance – George Ritchie, 989 Dudley

Request for permission to have more than one primary use (residence) building on one parcel within the Medium Density Zone. The applicant was represented by Brian Johnson. The Code Enforcement Officer provided a report on FEMA regulations and history of the property.

Action: Following discussion a motion was made to recommend approving the request. 1st Mack 2nd Gerberding. Vote: 4 Yes, 1 No (Monahan).

6. BID District Consideration/Board of Appeals – Mark Miklos, 1045 Junction Avenue

Consideration for a request to replace temporary sign/banner poles, located at a seasonal business at the above address, with permanent poles. Title 18 regulates signage within the BID District. The applicant was present to answer questions. The applicant agreed that the banner will not be up outside the Rally time frame. This plan calls for installing 30' aluminum poles (10' into the ground and 20' above ground) 50' apart at opposite corners of the lot. The poles will also contain security lights. The poles are to be painted white and will not contain any form of advertising. The banner displayed between the two poles will be no larger than 3' x 30'.

Action: This action comes as part of an appeal process. The request was originally denied by the Code Enforcement Officer as a sign and building permit request within the BID. Serving as a Board of Appeals, the Planning Commission heard the request and following discussion a motion was made by Gerberding to approve the request with two conditions. 1. The applicant must provide the Building Inspector with a stamped set of engineered plans for the poles and the installation method (including the banner) prior to obtaining a permit. 2. Both poles will also have lights that will serve as security lighting for the property. The motion received a 2nd by Mack. Vote: 4 Yes, 1 No (Monahan).

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

Note: Due to the Motorcycle Rally taking place during the first week of August, the next Planning & Zoning meeting is tentatively scheduled for September 9.