

## *Planning Commission Minutes*

The City of Sturgis Planning Commission held a meeting on Tuesday, October 6, 2015 at 5:30 p.m. in the front conference room at Sturgis City Hall, 1040 Harley-Davidson Way, Sturgis SD.

Present: Commissioners Gerberding, Mack, Hughes, and Olson.  
City Council Liaison: Jason Anderson  
Staff: City Manager and Planning Coordinator  
Not Present: Commissioners Treloar, Monahan, Norstegaard

5:35 Call to order by Chairman Hughes

The Commission approved the Minutes from the September 9, 2015 meeting.

### **1. Variance – Phil-Town Inn (Guy Edwards)**

Request for a variance to the side setback for property located at 2431 Junction. . The Applicant was not present. The variance request was made in preparation for a future re-plat of the property. Staff shared a letter that was sent to Mr. Edwards outlining all the required steps he must complete prior to submitting a plat application. The granting of a variance for a 0 setback is just one of many requirements. Motion by Gerberding to table the variance request until significant progress is made on the list of requirements. 2<sup>nd</sup> by Mack. Vote = All members voting to approve the motion to table. Motion carried.

### **2. Variance – Mike and Sheila Forsythe**

Request a variance to the front setback for property located at 2550 Belair Drive. The applicants and their builder Mr. Potter were present to answer questions. Questions about structural integrity were posed and Mr. Potter provided information about trusses, supports and the length of the overhang. Following this discussion it was learned that the overhang will actually be 1' longer than originally expected so the request for variance was amended to a request for an 8' variance instead of a 7' variance. One letter of opposition was read.

Motion by Mack to approve the request for variance due to not seeing any safety or structural concerns at this location. 2<sup>nd</sup> by Hughes. Vote = 2 Yes, 1 No, 1 abstain (Olson). Motion to recommend approval carried.

### **3. Re-Plat – Casey Dahl**

Plat to split existing Lot X of the SW1/4 of the SW1/4 of Section 3, Township 5 into two parcels to be named X-1 and X-2. Located at 911 Sly Hill Road within the Sturgis City limits. The Applicant and his representative (Shanon Vasknetz) was present to answer questions. The Access Plan was discussed. The Plat had been reviewed earlier this year and the Commission requested an Access Plan be developed. The Plan has been reviewed by the Public Works Director and is approved if and when the owner decides to develop the lot. The City Manager reminded the Commission that the future of Sly Hill is uncertain due to unstable soils. The City does not intend to make any major improvements in the future and if the road becomes unstable it will most likely be closed entirely and a different access road may be developed. Motion by Gerberding to approve. 2<sup>nd</sup> by Olson  
Vote = All commissioners voting to approve the motion.

### **4. Final Plat – Dolan Creek, LLC**

Final plat of Phase I of Dolan Creek Estates. Lots 1-17 of Block 1; Lots 1-9 of Block 2; Lots 1-22 of Block 3. Per Developer Agreement of TIF#12. Plat was reviewed with no questions or concerns. Commissioners were briefed by staff on the progress of the development to date. Motion by Gerberding to approve. 2<sup>nd</sup> by Olson. Vote = All commissioners voting to approve.

### **5. Re-Plat – Richard Schieffer**

Plat to move an existing lot line on Lot HC-1 Revised and Lot HC-2 of Lazy 'S' Subdivision located outside the City limits but within the 3-mile platting jurisdiction of the City of Sturgis. Shanon Vasknetz was present to represent the applicant. Motion by Gerberding to approve. 2<sup>nd</sup> by Mack. Vote: All Commissioners voting to approve.

### **6. Re-Plat – JD Lawson, Sturgis RV Park**

Re-Plat to consolidate the following into one tract (Tract A of SRVP Subdivision): Lot 4E of Parks Subdivision; Lot F of Northwest Addition; Lots 11-13, Block 2 of Northwest Addition and Lots 14-16, Block 2 of Northwest Addition. Shanon Vasknetz was present to represent the applicant. Motion by Mack to approve. 2<sup>nd</sup> by Gerberding. Vote: All Commissioners voting to approve.

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

Meeting adjourned at 6:50.

*Minutes are not considered official until approved by the Planning Commission.*