



Planning Commission Minutes

The City of Sturgis Planning Commission held a meeting on Wednesday, December 9, 2015 at 5:30 p.m. in the front conference room at Sturgis City Hall, 1040 Harley-Davidson Way, Sturgis SD.

Present: Commissioners Mack, Hughes, Treloar and Monahan.
City Council Liaison: Jason Anderson
Staff: City Manager, Planning Coordinator and Code Enforcement Officer

5:40 Call to order by Chairman Hughes

The Commission approved the Minutes from the November 3, 2015 meeting.

1. Variance – Ricky Engle (continuation)

Request a variance to the side setback for property located at 1227 Boulevard. The owner would like to build a cover over an existing walkway between his garage and the property line. Applicants were present and discussed with Commissioners their plans for the roof that would attach to the detached garage. All eaves, gutters and downspouts would remain within the applicant's property. Motion by Mack to recommend approval, 2nd by Monahan. All Commissioners voted to approve the motion to recommend approval.

2. Variance – Knuckle Brewery

Request for a 10' variance to the rear of the property to provide room for an expansion of the brewing room. Applicants were present and explained the reasoning for their request. Commissioner Treloar made a motion to recommend approval. 2nd by Mack and all members voted to approve the motion.

3. Plat – Sharif 2 Properties, LLC

Plat of Canyon View Estates, Lots 2A, 2B, 3A, 3B, 4A, 4B, Lots 5-9, 10A, 10B, 11A, 11B, 12A, 12B, 13A, 13B and 14. Applicant representative was present and gave an update on the project. A motion to recommend approving the plat as presented was made by Mack. 2nd by Monahan. All Commissioners voting to approve the motion with Treloar abstaining.

Note: Mr. Edwards was not yet present at the meeting however he indicated via text that he was en-route so his scheduled item was pushed back and the next two agenda items were considered.

4. Plat – Jon Mattson

Plat of Mattson Ranch Estates, located within the 3 mile platting jurisdiction. Mr. Mattson's representative, Shanon Vasknetz, was present to answer questions. Motion by Monahan to recommend approval as presented. 2nd by Treloar with all members voting to approve the motion to recommend approval.

Administrative Item:

- Annual review for Laurel Gann. She is currently operating an in-home dog grooming business at 2213 Pipestone Drive under a Use on Review. SD Sales Tax & current proof of insurance is on file. Originally granted on July 21, 2014. Six month review on December 15, 2014. Applicant was present and reported no changes to her location or use. No complaints have been received so the Use on Review will continue for another year unless circumstances change.

5. Variance and Plat – Guy Edwards/Phil-Town

Variance for 0 side setback in Highway Service zone and Final Plat of parcel split at 2431 Junction. This item was discussed at the November Planning Commission meeting, however no action was taken. Applicant was present, however there are still outstanding requirements. Public Works Director explained the conversation that had taken place on another date where he discussed the sewer line requirement. The City Manager also reminded Mr. Edwards that the MUB agreement was for water services only and did not include the sewer as was described at the MUB meeting. Mr. Smith explained that the fire doors needed hardware to be considered operational. The City would also like to see the parking agreement among property owners which will be filed with the plat. Additionally a variance for shared access from Junction into the properties is needed. Commissioners gave the option of tabling or sending the plat on to City Council with no recommendation. With no clear direction given by the applicant, a motion was made by Commissioner Mack to table. 2nd by Treloar and all voting to table. The City Manager will send another e-mail to Mr. Edwards outlining the specific items still outstanding that had been outlined in previous correspondence with Mr. Edwards.

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

Meeting adjourned at 6:48.

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