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*Planning Commission  
Minutes*

The City of Sturgis Planning Commission held a meeting on Tuesday, March 8, 2016 at 5:30 p.m. in the Sturgis City Library, 1040 Harley-Davidson Way, Sturgis, SD.

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

5:30 Call to order by Chairman Hughes  
Approval of February 2, 2016 meeting minutes

**1. Variance and preliminary Plat – Black Hills Habitat for Humanity 410 7<sup>th</sup> Street**

City Ordinance requires a minimum 50’ wide frontage for each lot within the Medium Density zone. In order to be compliant with a requested lot split at this location, a variance to each new lot of 16.4’ is needed. The resulting lot sizes are compliant with the Zoning Ordinance.

A brief history of the property was given by the Code Enforcement Officer. This included enforcement of several violations which ultimately led to the previous two single family homes to be demolished. An overview of the Habitat Program including selection criteria and participant requirements was then given by Habitat representatives. Following the Habitat presentation, comments were taken from those residents from the neighborhood in attendance (9 in total).

The City Legal & Finance Committee had previously discussed the variance and recommended approval if the landowners agreed to pave the driveways and parking areas and install needed drainage areas consistent with the paved driveways. Additionally, the new owners will need to agree to install and pay for curb and gutters whenever a future project takes place to include other properties along the street.

Following all comments by the public and Commission and a review of the preliminary plat, a motion was made by Treloar to approve, with the recommendations provided by the Legal & Finance Committee. 2<sup>nd</sup> was provided by Gerberding. All members unanimously voted Yes on the motion to recommend approval of the variance and preliminary plat.

**2. Variance and Re-Plat – Northgate Community Homes 2109 Cooper Loop**

Variance for less than minimum square footage of Lot 15, Block 6 of Hillview Subdivision also described as 2109 Cooper Loop. The applicant is requesting permission to re-plat two lots by moving a common lot line. The re-plat affects two lots (2109 Cooper Loop and 2123

Cooper Loop). By adjusting the common lot line, the re-plat would increase the lot at 2123 Cooper Loop by approximately .14 acres and decrease the lot at 2109 Cooper Loop by .14 acres. The lot line adjustment is being requested to better reflect the actual historical use of these properties by the two residents.

Following a review and discussion, a motion was made by Olsen to approve the variance and Plat. 2<sup>nd</sup> by Gerberding with all members voting Yes to recommend approval.

### **3. Plat – Sturgis Economic Development Corp.**

Re-Plat of Lot C2-C located on Mayer Avenue in the Sturgis Industrial Park, the re-plat conforms to all zoning requirements. Pat Kurtenbach from SEDC was present to answer questions.

Following a review and discussion, a motion was made by Gerberding to approve. 2<sup>nd</sup> by Treloar and all members voting Yes on the motion to recommend approval.

### **4. Plat – Krysti Schulz 2632 – 2636 Moose Drive**

Re-plat of three lots located along Moose Drive. The owner of the property (Kenneth McIlravy) would like to re-plat the existing three lots into four so townhomes can be constructed. The applicant's surveyor, Shanon Vasknetz was present to answer questions. Following a review and finding the proposed plat to meet all the requirements for the Medium Density Residential Zone and will be able to meet limitations placed on the lots by the No Build Flood Zone, a motion was made by Gerberding to approve the plat as presented. 2<sup>nd</sup> by Norstegaard. All members voting Yes to recommend approval of the plat as presented.

### **5. Preliminary Plat: Shannon Genz-Williams**

Preliminary plat review for a one-acre lot to be located at 198 Old Stone Road. An overview of the Day Care Project was given by City Staff. A request for a Use on Review is pending and will be brought before the Commission in two weeks. Following discussion, a motion to approve the preliminary plat was made by Gerberding. 2<sup>nd</sup> by Olsen and all members voted Yes on the motion to approve the preliminary plat. Commissioners mentioned that there should be future discussion on Residential Zoning to allow the Church and Daycare to be principally permitted uses instead of as a Use on Review.

### **Annual Reviews of 'Use on Review' businesses:**

Corina Ross – In home daycare located at 1405 Davenport (2/2015) No complaints have been received by the City for this business and it is still operational at this location. No further action taken on this item.

Mario DeLudos – In home firearms sales/repair located at 1309 Pine View Drive (2/2013) No complaints have been received by the City for this business. The business is still operational at this location. No other action taken on this item.

There were no other items brought before the Planning & Zoning Commission by the public. Meeting adjourned at 6:50pm.