



Planning Commission Agenda

The City of Sturgis Planning Commission will hold a regular meeting on Wednesday, September 9, 2020 at 5:30 p.m. at Sturgis City Hall, 1040 Harley Davidson Way, Sturgis, South Dakota.

5:30pm - Call to Order

Approval of the Minutes from the July 21, 2020 special meeting

Agenda Items (subject to changes announced at meeting time)

1. Variance – SSD Properties LTD (Noel Larson)

Applicant has submitted a variance application to the hard surfacing requirements for a new driveway.

Location: 1506 W Farley St (Lots 8B and 8C1 of Rodebanks 2nd Addition)

Zoning: Medium-Density Residential Housing

Action Required: Review the request and make a recommendation to the Sturgis City Council.

2. Approval of Boundary for TIFD #16

Public Hearing to approve the boundary and project plan of proposed Tax Increment Finance District #16.

Location: Lots 1-22 in Block 2 of Pine Acres Subdivision; Lot A of Lot C-5 of Barry Subdivision, less the North 93.41' of the West 112' of the NW ¼ SE ¼ of 16-5-5; The North 93.41' of the West 112' of Lot A of Lot C-5 in Barry Subdivision; Lot B of C-5 of Barry Subdivision; Lot D of the SE ¼ SE ¼ 16-5-5; Lots 1 and 2 of Barry Subdivision

Zoning: Medium-Density Residential; Mobile Home 1

Action Required: Review and approve the boundaries for TIFD #16

3. Preliminary Plat – PSI Family LLLP (Rod Bradley)

Applicant has submitted a preliminary plat application for Lots 1-10 in Block 1, Lots 1-14 in Block 2, and Block 3 of Trailhead Subdivision.

Location: 3205 Vanocker Canyon Road (Lot D in the SE ¼ SE ¼ of 16-5-5)

Zoning: Public Land; Medium-Density Residential Housing; Low -Density Residential Housing

Action Required: Consider the plat application and make a recommendation for final plat review.

4. Approval of Boundary for TIFD #18

Public Hearing to approve the boundary and project plan of proposed Tax Increment Finance District #18.

Location: Lot 1A of Lot A of Hurley Subdivision; Lot B of Hurley Subdivision; Lot 5H3 Revised of Hurley Subdivision; Lot 6H of Hurley Subdivision; Lot B of Lot 1 of Murray Tract #1; Lot H-1 (Vacated Right-of-Way adjacent to Lot A and Lot B of Lot 1, Murray Tract #1); Lot 12, a portion of Murray Tract #1 lying in the SW $\frac{1}{4}$ SW $\frac{1}{4}$, 9-5-5; Lot 12A of Murray Tract #1; Lot 17-A of Hurley Subdivision; Lot 27 in Block 4 of Palisades Subdivision; Lots 28-29 in Block 4 of Palisades Subdivision; Lots 7-11 of Hurley Subdivision; Lot 5H1-ROE of Hurley Subdivision; Lot 5H2 Revised of Hurley Subdivision; Remainder of Lot A-2 of Hurley Subdivision; Lot 13 of Murray Tract #1; Lot 13A of Murray Tract #1; Lot 24N & 24S, a subdivision of Lot 24 of Murray Tract #1; Lot 4 of Lot A of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of 9-5-5; Lot 5 located in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of 9-5-5; Lot 6 of Hurley Subdivision; Lots 1 and 2 of Lot A of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of 9-5-5; Lot 3 of Lot A of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of 9-5-5; Lot C-1 of Lot C of Symonds Subdivision; Lot C-2 of Symonds Subdivision of Lot C; Lot H-2 (Vacated Right-of-Way adjacent to Lot 1 of Lot A of SE $\frac{1}{4}$ SW $\frac{1}{4}$)

Zoning: Low-Density Residential Housing; Planned Unit Development; Medium-Density Residential Housing

Action Required: Review and approve the boundaries for TIFD #18

5. Approval of Boundary for TIFD #19

Public Hearing to approve the boundary and project plan of proposed Tax Increment Finance District #19.

Location: Tract A-2 of Meade Subdivision, No. 1; Lot 1 of Lot 9A of Lot 9 in Block A of Pine Acres Subdivision; Lot G-3-A, formerly a portion of Lot G-3, located in the NW $\frac{1}{4}$ SE $\frac{1}{4}$ of 16-5-5, Deadman Enterprises Subdivision; Lot 1 of Vista Estates Subdivision; Lot 22 of Vista Estates Subdivision, a portion of Lots G-3 and G-4, Block 9, and Lot 14, Block 7 of Deadman Enterprises Subdivision; Marcotte Tract, located in the S $\frac{1}{2}$ NW $\frac{1}{4}$ and NE $\frac{1}{4}$ SW $\frac{1}{4}$ of 16-5-5; Lot 1H Revised of Hurley Subdivision

Zoning: Public Land; Medium-Density Residential Housing; Low -Density Residential Housing

Action Required: Review and approve the boundaries for TIFD #19

6. Final Plat – City of Sturgis

Applicant has submitted a final plat of Tract A and Tract B of Marcotte Tract.

Location: Marcotte Tract located in the SW $\frac{1}{4}$ NW $\frac{1}{4}$; SE $\frac{1}{4}$ NW $\frac{1}{4}$; and the N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ of 16-5-5

Zoning: Public Land

Action Required: Review the request and make a recommendation to the Sturgis City Council.

7. Preliminary & Final Plat – Milo & Debra Kolda, Cindy Sinner

Applicants have submitted a plat of Lot 1A Revised and Lot 2 Revised in Block 1 of R&R Addition.

Location: 2020 & 2024 Cleveland St (Lot 2 and Lot 1A in Block 1 of R&R Addition)

Zoning: Mobile Home 1

Action Required: Consider the plat application and make a recommendation to the Sturgis City Council

8. Preliminary Plat – Kim O'Connor

Applicant has submitted a plat of Lot 1H-1, Lot 1H-2, Lot 1H-3, Lot 1H-4, and Lot 1H-5 of Hurley Subdivision.

Location: 2152 Dolan Creek Rd (Lot 1H Revised of Hurley Subdivision)

Zoning: Low-Density Residential Housing

Action Required: Consider the plat application and make a recommendation for final plat review

All other items brought before the Planning and Zoning Commission by the public.