



Planning Commission Agenda

The City of Sturgis Planning Commission will hold a meeting on Tuesday, April 4, 2017 at 5:30 p.m. in the front conference room at Sturgis City Hall, 1040 Harley-Davidson Way, Sturgis, South Dakota.

5:30pm - Call to Order

Approval of the Minutes from March 21, 2017 special meeting

Agenda Items (subject to changes announced at meeting time)

1. Zoning Amendment – City of Sturgis

Zoning Amendment request to change city-owned property from Public Land zoning to Planned Unit Development for future development plans

Location: Lot PS-2, Block 10 of Potter's Second Addition to the City of Sturgis, formerly Lots 1-12 Inclusive, Lots 20-24 Inclusive, Lot 1A, Lot 24A, the Vacated Alley Abutting and Adjoining Lots 1-24, Block 10 and Lot 6A, Lot 7A, and ROW Lot 13, Block 9, of Potter's Second Addition to the City of Sturgis, all located in the NE ¼ of the NW ¼ of the SW ¼ of Section 10, T5N., R5E., B.H.M., City of Sturgis, Meade County, South Dakota.

Action Required: Consider the request and make a recommendation to the Sturgis City Council for their April 17 meeting

2. Variance – Jackie Gapp (Sturgis Meats)

Variance request to allow for the placement of a mobile office for temporary use for a commercial business within the Highway Service zoning district.

Planning & Permitting Office

1040 Harley-Davidson Way #103, Sturgis, SD 57785 • (605) 347-4422, opt 2 • Fax: (605) 347-4861

www.sturgis-sd.gov

www.facebook.com/cityofsturgis

"In accordance with Federal law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, age, disability, religion, sex, familial status, sexual orientation, and reprisal.

(Not all prohibited bases apply to all programs.)

Location: 2250 Park Ave (Lots 1-7 including a portion abutting 13th Street and the vacated alley of Block 12 of Comstock Addition to the City of Sturgis)

Action Required: Consider the request and make a recommendation to the Sturgis City Council for their April 17 meeting

3. Variance – Mark Beauvais

Request for a side setback variance to install a carport in front of an existing garage in a Medium-Density Residential zoning district.

Location: 1805 Fulton St (Lots 14-16 of Block 3 of Potters 2nd Addition)

Action Required: Consider the request and make a recommendation to the Sturgis City Council for their April 17 meeting

4. Preliminary Plat – Matt Gottlob

Re-plat of Lot 8 of Block 3 of Deadman Enterprises Subdivision and Lot 1R less the north 35 feet of Watson Subdivision to create Lot 8-1R of Deadman Enterprises Subdivision.

Location: 2501 Fox Rd (Lot 8 of Block 3 of Deadman Enterprises Subdivision to the City of Sturgis)

Action Required: Review preliminary plat application

5. Vacate – Abeln & Associates (Dollar General)

Request to vacate a section line that runs through existing lots within a Highway Service district.

Location: 1940 Lazelle St (Lots 13-19 in Block 13/14 of Ash's Extension to the City of Sturgis)

Action Required: Consider the request and make a recommendation to the Sturgis City Council for their April 17 meeting

Planning & Permitting Office

1040 Harley-Davidson Way #103, Sturgis, SD 57785 • (605) 347-4422, opt 2 • Fax: (605) 347-4861
www.sturgis-sd.gov www.facebook.com/cityofsturgis

*"In accordance with Federal law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, age, disability, religion, sex, familial status, sexual orientation, and reprisal.
(Not all prohibited bases apply to all programs.)"*

6. Annual Use on Review Renewal – Nadine Bueno

Annual Use on Review for in-home daycare in a Low-Density Residential zoning district

Location: 2911 1st Ave S (Lot 33 of Block 5 of Pine Acres Subdivision to the City of Sturgis)

Action Required: Consider the request and approve use for another year

7. Sign Permit – Journey Holdings SD LLC (Inessa Hansen)

Applicant is re-submitting a design for a sign application within the Business Improvement District at 1109 Main Street.

Location: Lot 3 of Block 16 of Original Town Subdivision to the City of Sturgis

Action Required: Review the request and make a recommendation to the Planning and Permitting staff

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

Planning & Permitting Office

1040 Harley-Davidson Way #103, Sturgis, SD 57785 • (605) 347-4422, opt 2 • Fax: (605) 347-4861

www.sturgis-sd.gov

www.facebook.com/cityofsturgis

"In accordance with Federal law and U.S. Department of Agriculture policy, this institution is prohibited from discriminating on the basis of race, color, national origin, age, disability, religion, sex, familial status, sexual orientation, and reprisal.

(Not all prohibited bases apply to all programs.)