



*Planning Commission
Agenda*

The City of Sturgis Planning Commission will hold a meeting on Tuesday, October 3, 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 the September 6, 2017 regular meeting

Agenda Items (subject to changes announced at meeting time)

1. Vacate – LPN Holdings

Applicant is requesting to vacate the 33' section line right-of-way located on his property in a Highway Service district

Location: Lot 2 of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 8-5-5

Action Required: Consider the request and make a recommendation to the Sturgis City Council for the November 6 meeting

2. Preliminary Plat – LPN Holdings

Applicant is requesting to re-plat portions of his property to create Lots 1A, 1B and 1C of LPN Holdings Addition

Location: Lot 1 of the S $\frac{1}{2}$ S $\frac{1}{2}$ of Section 5-5-5, and Lot 8, 7-24 in Block 1, Lots 11-13 of Block 3, and Blocks 4 & 5 of Schnell's Addition

Action Required: Consider the request and make a recommendation for final plat approval

3. Variance – Richard Schieffer (Sturgis Motorsports)

Applicant is applying for an 11.79' rear setback variance to allow for an addition onto an existing commercial building located in a Highway Service district

Location: 2695 Lazelle Street (Lot A and AB of Lot 1A of Schnell's Addition)

Action Required: Consider the request and make a recommendation to the Sturgis City Council for the October 16 meeting

4. Use on Review – Terry Jensen

Applicant would like to operate an in-home business to build a tiny house to sell within a Low-Density Residential Housing district

Location: 2175 Dolan Creek Road (Lot A of Lot 1 of Murray Tract #1)

Action Required: Consider the request and make a recommendation to the Sturgis City Council for the October 16 meeting

5. Zoning Amendment – Sturgis Regional Health (Massa Berry Clinic)

Request to rezone a portion of their property from Medium-Density Residential to Highway Service

Location: 890 Lazelle St (Tracts 1 & 2 of Ft. Meade Addition)

Action Required: Consider the request and make a recommendation to the Sturgis City Council for the October 16 meeting

6. Variance – Lifespring Wesleyan Church

Request 7' variance to 10' required setback to install parking blocks on a paved parking area abutting a residential district.

Location: 1706 Junction Ave (Tracts A&B of Block 5 of Potter's end Addition)

Action Required: Consider the request and make a recommendation to the Sturgis City Council for the October 16 meeting

7. Use on Review Renewal – Lynette Mart

Yearly Use on Review renewal for in-home quilting business

Location: 1409 Pine View Drive (Lot 20-A of Block H of Pine Acres Subdivision)

Action Required: Review and consider the renewal of the Use on Review for another year

8. Use on Review Renewal – Tom Price

Yearly Use on Review renewal for in-home firearms business

Location: 2003 Hurley Drive (Lot 1A of Hurley Subdivision)

Action Required: Review and consider the renewal of the Use on Review for another year

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