



## Planning Commission Agenda

The City of Sturgis Planning Commission will hold a special meeting on Tuesday, August 17, 2021 at 5:30 p.m. at Sturgis City Hall, 1040 Harley Davidson Way, Sturgis, South Dakota.

### A. Call to Order

### B. Approval of the Minutes from the July 13, 2021 special meeting

### C. Action Items

1. **Review:** Review status of existing conditional use permit.

**Applicant:** David Erfman (Hi-Plains Nutrition)

**Location:** 1923 Arizona Ave (Lot 16 of Block 2 of Hillview Subdivision)

**Zoning:** Medium-Density Residential Housing

**Action Required:** Review existing conditions and determine if conditional use shall continue.

2. **Request:** Applicants are requesting a variance to the 10' rear setback to construct home addition to existing shop.

**Applicants:** JTS1 Properties LLC (Todd & Janice Larson)

**Location:** 1035 7<sup>th</sup> St (Lots 1 and 2 of Block B of Ash's Extension, and the west half of vacated 7<sup>th</sup> St abutting Lot 1)

**Zoning:** Medium-Density Residential Housing

**Action Required:** Consider the application and make a recommendation to schedule a public hearing for Tuesday, September 7, 2021.

3. **Request:** Applicant is requesting a variance to the 5' side setback to install a carport.

**Applicant:** Jacob Eckhardt

**Location:** 1403 Moose Trail (Lot 19 in Block 6 of the Deadman Enterprises Subdivision)

**Zoning:** Medium-Density Residential Housing

**Action Required:** Consider the application and make a recommendation to schedule a public hearing for Tuesday, September 7, 2021.

4. **Request:** Applicant has submitted a plat application of Lot 1 and 2 of LMK Addition.

**Applicant:** LMK Sturgis LLC

**Location:** 2651 Whitewood Service Road (Lots RR-1, MK-1, portions of Tract A in the NE ¼ SE ¼, and Lots RR-2 and MK-2, Portions of Tract B and Lot MK-3 formerly parts of Lot 8, Block 20 and Lots 9 and 10, Block 19 of the Schnell Addition to the City of Sturgis)

**Zoning:** Highway Service

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

5. **Request:** Applicant has submitted a plat application of Lots 17A and 17B of Block 15 of Ash’s Extension.

**Applicant:** Kevin Schilling

**Location:** 1974 Park Avenue (Lots 17-19 of Block 15 of Ash’s Extension)

**Zoning:** Medium-Density Residential Housing

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

6. **Request:** Applicant has submitted a plat application of Lots 13A and 13B of Block 1 of Jenter-Wilburn-Chaffee Addition.

**Applicant:** Jenter Properties, LLC

**Location:** 310 14<sup>th</sup> St (Lot 13 of Block 1 of Jenter-Wilburn-Chaffee Addition)

**Zoning:** Mobile Home 2

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

7. **Renewal:** Annual review for UOR for towing facility.

**Applicant:** Plains Towing & Recovery

**Location:** 2879 Vanocker Canyon Road (Lot B-1 of Lot B, SE ¼ NE ¼ Section 16, T5N, R5E)

**Zoning:** Highway Service

**Action Required:** None

**D. Public Comment** (No action will be taken)

**E. Adjournment**

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