



## Planning Commission Agenda

The City of Sturgis Planning Commission will hold a regular meeting on Wednesday, September 8, 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 August 17, 2021 special meeting

### C. Action Items

#### 1. Consideration of Amendment of Sturgis Tax Increment District #18.

**Applicant:** Gustafson Development Company

**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:** Consider the amendment and make a recommendation for City Council consideration.

#### 2. Public Discussion regarding Title 18 Zoning Ordinance Revisions

**Action Required:** Discuss and review Title 18.05.18 – TEMPORARY CAMPING AT A RESIDENCE WITHIN THE CITY, Title 18, Article VII, Section 2 - NOTICE PROCEDURE FOR APPLICATION FOR USES ON REVIEW, CONDITIONAL USES AND VARIANCES and Title 18, Article VII, Section 5 - PROCEDURE FOR AUTHORIZING USES PERMITTED ON REVIEW and provide recommendation for City Council.

#### 3. Request: Applicant has submitted a final 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  $\frac{1}{4}$  SE  $\frac{1}{4}$ , 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 City Council consideration.

4. **Request:** Applicant has submitted a final 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 City Council consideration.

5. **Renewal:** Annual review for UOR for in-home dog grooming.

**Applicant:** Loretta Mason

**Location:** 2109 Meadowlark Drive (Lot 11 of Murray Tract #1)

**Zoning:** Low-Density Residential Housing

**Action Required:** None (Staff approval)

6. **Renewal:** Annual review for UOR for in-home daycare.

**Applicant:** Nadine Bueno

**Location:** 309 Sherman Street (Lots 8-9 in Block 45 of McMillans Eastern Addition)

**Zoning:** Medium-Density Residential Housing

**Action Required:** None (Staff approval)

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

**E. Adjournment**

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