



Planning Commission Meeting
AGENDA

DATE: Tuesday, June 2, 2026
TIME: 5:30 PM
PLACE: Council Chambers - City Hall, 1040 Harley-Davidson Way,
Sturgis SD

Page

1. CALL TO ORDER

1.1. Intorduction of Casey Baldwin-City of Sturgis Assistant Planning Director

2. APPROVAL OF THE MINUTES

4 - 5 2.1. Consideration to approve the minutes from the May 5, 2026, Planning Commission Meeting.
[Planning Commission - May 05 2026 - Minutes - Pdf](#)

3. ACTION ITEMS:

6 - 8 3.1. Consideration of Preliminary/Final Plat of Lot 6 Revised and Lot 7 Revised of Block 1 of Hidden Valley Estates in the City of Sturgis, Meade County, South Dakota
City Staff recommends approval of the Final Plat as submitted, finding it meets all applicable zone requirements.

[Agenda Item Report - Pdf](#)

9 - 15 3.2. Consideration to approve the Preliminary Plat of Lot G4 Revised, Lot G4-A Revised, and Lot G4-B of Commerce Lane Industrial Park, City of Sturgis, Meade County, South Dakota.

Staff Recomends approval of the Preliminary Plat as presented.

[Agenda Item Report - Pdf](#)

16 - 35 3.3. Consideration of a Preliminary Plat and Set Public Hearing On Variance Requests for July 07, 2026, for Lots A-2-1 through A-2-7 of Hurley

Subdivision, City of Sturgis, Meade County, South Dakota.

Staff Recommends approval of the Preliminary Plat as presented and to Set Public Hearing on Variance request July 07, 2026.

[Agenda Item Report - Pdf](#)

4. PUBLIC HEARING

36 - 40 4.1. Public Hearing for proposed Ordinance No. 2026-06 Chapter 153.052 Regarding Location Standards for Wireless Telecommunication Facilities. Staff recommends that the Planning Commission conduct the public hearing and recommend approval of Ordinance No. 2026-06 to the Common Council.

[Agenda Item Report - Pdf](#)

41 - 85 4.2. Consideration for a Use on Review at 3408 Davenport Loop, Sturgis, South Dakota to operate an in-home preschool program. Based on the information provided in the analysis above, staff recommends approval of the Use on Review for an in-home preschool at 3408 Davenport Loop, subject to the recommended conditions or any additional conditions deemed necessary by the Board of Adjustments.

[Agenda Item Report - Pdf](#)

86 - 91 4.3. Consideration for a Use on Review at 2304 Colorado Dr, Sturgis, South Dakota to operate an in-home bakery business. Based on the information provided in the analysis above, staff recommends approval of the Use on Review for an in-home cottage bakery at 2304 Colorado Dr, subject to the recommended conditions or any additional conditions deemed necessary by the Board of Adjustments.

[Agenda Item Report - Pdf](#)

5. PUBLIC COMMENT

(No Action Taken)

6. ADJOURN

7. ADA ACCOMMODATION

If you desire to attend this public meeting and are in need of special accommodations (including participation by telephone), please notify the Finance Office by 10am on the day of the meeting so that appropriate auxiliary aids and services may be coordinated. The Finance Office can

be reached at (605) 347-4422, option 1.

MINUTES
Planning Commission Meeting
City of Sturgis, SD

Tuesday, May 5, 2026

5:30 PM

Council Chambers

PRESENT: Alex Moravec, Dusty Kirk, Richelle Bruch, David Owen, Rose Byars, Thomas Otto Magdanz Jr., Public Works Director Rick Bush, City Administrator Aaron Jordan, City Attorney Eric Davis, Ward 2 Councilor Tony Dargatz

ABSENT: Aaron Rabenberg

CALL TO ORDER

Vice President Richelle Bruch called the meeting to order at 5:30 p.m.

APPROVAL OF THE MINUTES

Moved by Moravec, seconded by Byars, to approve the minutes

Carried

ACTION ITEMS:

SET PUBLIC HEARING FOR JUNE 2, 2026 FOR SPECIAL PERMITTED USE ZONING TEXT AMENDMENT

Planning & Zoning Consultant Jayna Watson spoke about the amendment.

Moved by Owen, seconded by Moravec, Staff is preparing a draft ordinance for the Planning Commission's **June 2, 2026** meeting.

Staff recommends that the Planning Commission set a public hearing for that meeting to consider a zoning ordinance amendment that would:

1. create a separate Special Permitted Use category in the Sturgis zoning ordinance;
2. apply that framework to certain wireless telecommunications facilities within a defined portion of the I-90 corridor; and
3. apply that framework to certain low-impact home-based businesses, while retaining CUP/UPR review for the remainder of the community and for more sensitive or higher-impact situations.

Carried

PUBLIC HEARING AND RECOMMENDATION FOR AMENDING CHAPTER 150 BUILDING REGULATIONS (1) § 150.054 CERTIFICATE OF OCCUPANCY; AND ZONING CODE CHAPTER 156 ZONING REGULATIONS, MANUFACTURED SINGLE-FAMILY HOMES, MODERATE DENSITY (MH-1) (2) § 156.150 DESCRIPTION; (3) § 156.151 PERMITTED USES; AND (4) § 156.156 FLOODPLAIN REQUIREMENTS.

Planning & Zoning Consultant Jayna Watson spoke about the amendments.

Moved by Byars, seconded by Owen, To recommend approval of zoning code changes to City Council.

Carried

ADJOURN

Moved by Magdanz Jr., seconded by Owen, to adjourn the meeting at 5:40 p.m.

Carried

Meeting Date: Planning Commission - Jun 02 2026

Agenda Item: Consideration of Preliminary/Final Plat of Lot 6 Revised and Lot 7 Revised of Block 1 of Hidden Valley Estates in the City of Sturgis, Meade County, South Dakota

Prepared By: Casey Baldwin, Planner

BACKGROUND INFORMATION:

The Subject Properties are located in Block 1 of Hidden Valley Estates (formally Lot 6 and Lot 7 of Block 1 of Hidden Valley Estates)

Properties are zoned as Low-Density Residential Housing (**LDR**).

Owners

Richard and Judy Weisz reside at 3621 Twisted Oak Rd (Lot 7)

Ernest and Kimberly Rupp reside at 3613 Twisted Oak Rd (Lot 6)

The purpose of Lot 6 Revision and Lot 7 Revision is to adjust the lot line as proposed. The Weisz's are to sell a portion of their parcel to the Rupp's by reducing Lot 7 and increasing Lot 6 with a lot line adjustment.

Applicant is Baseline Surveying Inc. of Sturgis, SD.

DISCUSSION:

This proposed replat will adjust the lot line of Lot 6 and lot 7 of Block 1 of Hidden Valley Estates. The lot line revision will decrease Lot 7 while increasing Lot 6.

City Staff has reviewed the Preliminary Plat for compliance with applicable regulations, including Chapter 156 Zoning requirements for Low Density Residential Housing.

Zoning Compliance (LDR District):

- The resulting revised Lot 6 and Lot 7 meet or exceed the minimum size requirements for the Low Density Residential District.
- Lot line revision does not create any additional lots.
- Lot width and frontage meet or exceed minimum standards.
- Setback requirements will continue to be met with proposed lot reconfiguration.

Utilities and Access:

- The properties are currently serviced with existing city utilities
- No changes to access or utility services are required as a result of the replat.
- No adverse impacts to adjacent properties are anticipated.

CODE REFERENCES:

TChapter 156 Zoning

BUDGET IMPACT:

None Anticipated

RECOMMENDATION:

City Staff recommends approval of the Final Plat as submitted, finding it meets all applicable zone requirements.

ATTACHMENTS:

[23-227 HIDDEN VALLEY ESTATES LOTS 6--7 REVISED PLAT \(1\)](#)

Approved By:

Rick Bush, Director of Public Works

Status:

Approved - May 26 2026

Plat of Lot 6 Revised and Lot 7 Revised of Block 1 of Hidden Valley Estates.

(Formerly Lot 6 and Lot 7 of Block 1 of Hidden Valley Estates)
All Located in the SW1/4 of Section 32, T6N, R5E, and the NW1/4 of Section 5, T5N, R5E,
Black Hills Meridian, City of Sturgis, Meade County, South Dakota.

COUNTY TREASURER'S CERTIFICATE

I, Treasurer of Meade County, South Dakota, do hereby certify that all taxes which are liens upon the land described hereon, as shown by the records of my office, are fully paid.

Dated this _____ day of _____, 20____.

Meade County Treasurer

CERTIFICATE OF EQUALIZATION DIRECTOR

I, Director of Equalization of Meade County, South Dakota, do hereby certify that I have on record in my office a copy of the within described Plat.

Dated this _____ day of _____, 20____.

City of Sturgis
Director of Equalization

CITY OF STURGIS PLANNING COMMISSION

Approved by the City of Sturgis Planning Commission, Meade County, South Dakota.

Dated this _____ day of _____, 20____.

Signed: _____
Chairman

Attest: _____
Secretary

CERTIFICATE OF HIGHWAY OR STREET AUTHORITY

The location of the proposed access to the Highway or Street as shown hereon is hereby approved. Any change in the location of the proposed access shall require additional approval.

Dated this _____ day of _____, 20____.

Highway or Street Authority

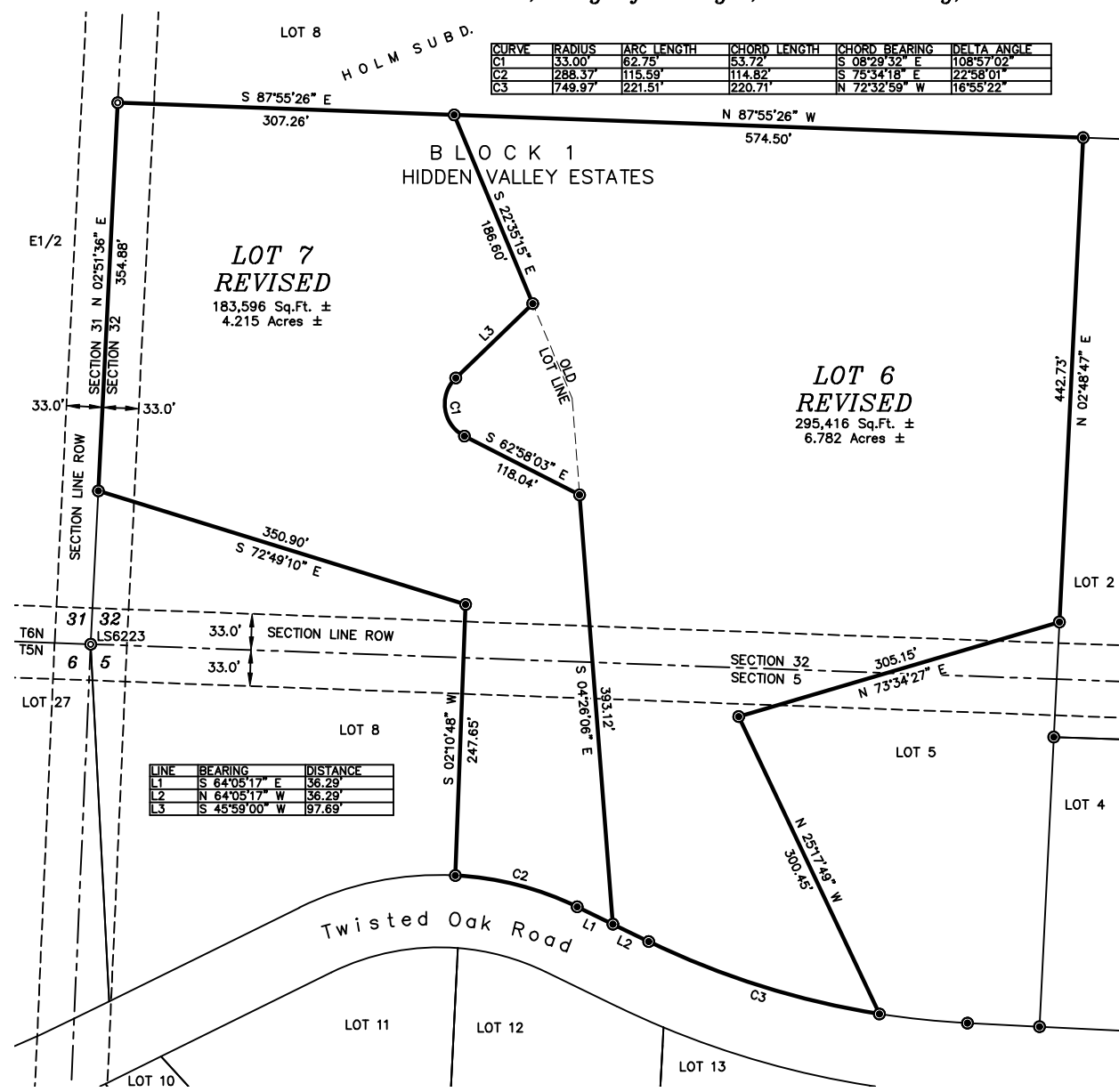
STURGIS COMMON COUNCIL

We, the undersigned, as authorized representatives of the Sturgis City Common Council, do hereby certify that at an official meeting held on this _____ day of _____, 20____, that we did Approve this Plat.

Attest: _____
City Auditor: Mayor:

OFFICE OF REGISTER OF DEEDS

Meade County Register of Deeds



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	33.00'	62.75'	53.72'	S 08°29'32" E	108°57'02"
C2	288.37'	115.59'	114.82'	S 75°34'18" E	22°58'01"
C3	749.97'	221.51'	220.71'	N 72°32'59" W	16°55'22"

LINE	BEARING	DISTANCE
L1	S 64°05'17" E	36.29'
L2	N 64°05'17" W	36.29'
L3	S 45°59'00" W	97.69'

- LEGEND**
- Found or Set 5/8" Rebar with Cap Marked 'VASKNETZ RLS7719'.
 - ⊙ Found Rebar and Cap Marked 'LS11918' Unless Otherwise Noted.

Major Drainage Easement
All major drainage easements shown hereon shall be kept free of all obstructions including, but not limited to, buildings, walls, fences, hedges, trees, and shrubs. These easements grant to all public authorities the right to construct, operate, maintain, inspect, and repair such improvements and structures as it deems necessary to facilitate drainage from any source.

PREPARED BY:
BASELINE SURVEYING, INC., 2305 JUNCTION AVENUE,
STURGIS, S.D. 57785 PHONE: 605 490-1401
EMAIL: baseline@sturgissurveying.com
JOB NO. 23-227

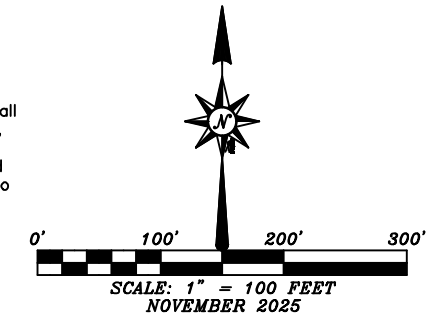
SURVEYOR'S CERTIFICATE

I, Shanon E. Vasknetz, 2305 Junction Ave., being a Registered Land Surveyor in the State of South Dakota, do hereby state that at the request of the Owner listed hereon, I have surveyed and platted the property shown and described hereon. I have marked upon the ground the boundaries in the manner shown, and that the plat is correct to the best of my knowledge, information and belief. IN WITNESS WHEREOF I hereunto set my hand and seal this _____ day of _____, 20____.

Shanon E. Vasknetz
Registered Land Surveyor No. 7719

SURVEYOR'S NOTES

- Recorded Information: Plat Book 27 at Pages 188-189, Misc. Book 978 at Pages 1210-1217 as recorded with the Meade County Register of Deeds, Sturgis, South Dakota.
- Utility & Minor Drainage Easements: 8' Wide on the interior side of all lot lines.
- Building Restrictions: Per the Latest Adopted International Building Code (IBC).
- Building Setbacks: Zoning as Low Density Residential Housing. Per the City of Sturgis Title 18 Zoning Codes. Setback 25' on Front and Rear and 8' on All Side Lot Lines
- FLOOD PLAIN NOTE: PER FEMA MAP PANEL: 46093C 1166F EFFECTIVE DATE: 09/16/2011, AREAS OF MINIMAL FLOOD HAZARD ZONE X.
- South Dakota Geological Survey has noted limited areas of gypsum formation being present within the boundaries of the Development. At this time there is no knowledge of underground mining in or around the Sturgis Area.



OWNER'S CERTIFICATE

We, Ernest H. Rupp and Kimberly K. Rupp, do hereby certify that we are the Owners of the land shown and described hereon and that we did authorize and do join in and approve the survey and plat. We further certify that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations. Dedicated right-of-way as shown hereon is dedicated to public use. IN WITNESS WHEREOF We hereunto set our hands

Ernest H. Rupp, Owner

Kimberly K. Rupp, Owner

ACKNOWLEDGEMENT OF OWNERS

STATE OF _____ } SS
COUNTY OF _____

On this _____ day of _____, 20____, before me, the undersigned officer, personally appeared Ernest H. Rupp and Kimberly K. Rupp, known to me to be the person who executed the foregoing Owners' Certificate and acknowledged to me that she executed the same for purposes therein contained. IN WITNESS WHEREOF, I hereby set my hand and official seal.

Notary Public

OWNER'S CERTIFICATE

We, Richard Jay Weisz and Judy De Vee Weisz, do hereby certify that we are the Owners of the land shown and described hereon and that we did authorize and do join in and approve the survey and plat. We further certify that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations. Dedicated right-of-way as shown hereon is dedicated to public use. IN WITNESS WHEREOF We hereunto set our hands

Richard Jay Weisz, Owner

Judy De Vee Weisz, Owner

ACKNOWLEDGEMENT OF OWNERS

STATE OF _____ } SS
COUNTY OF _____

On this _____ day of _____, 20____, before me, the undersigned officer, personally appeared Richard Jay Weisz and Judy De Vee Weisz, known to me to be the person who executed the foregoing Owners' Certificate and acknowledged to me that she executed the same for purposes therein contained. IN WITNESS WHEREOF, I hereby set my hand and official seal.

Notary Public

Meeting Date: Planning Commission - Jun 02 2026

Agenda Item: Consideration to approve the Preliminary Plat of Lot G4 Revised, Lot G4-A Revised, and Lot G4-B of Commerce Lane Industrial Park, City of Sturgis, Meade County, South Dakota.

Prepared By: Rick Bush, Director of Public Works

BACKGROUND INFORMATION:

The subject property is located within the Commerce Lane Industrial Park in the City of Sturgis, South Dakota. The applicant has submitted a Preliminary Plat to replat portions of the existing industrial park to create revised commercial and industrial lots.

Legal Description:

Preliminary Plat of Lot G4 Revised, Lot G4-A Revised, and Lot G4-B of Commerce Lane Industrial Park, formerly Lot G4 and Lot G4-A of Commerce Lane Industrial Park, all located in the SE1/4 of Section 16, Township 5 North, Range 5 East, Black Hills Meridian, City of Sturgis, Meade County, South Dakota.

PROJECT SUMMARY:

- **Subdivision Name:** Commerce Lane Industrial Park
- **Applicant/Owner:** Glover Investments, LLC
- **Location:** Commerce Lane Industrial Park – Otter Road / Racoon Road Area
- **Total Lots:** 3 Revised Lots- 1 Existing shop location, 1- Existing Storage Units, 1- Existing Mobile Home Park
- **Zoning / Land Use:** Mobile Home 2- MH2 and Highway Service- HS-1
- **Access:** Existing access from Otter Road, Raceway Drive, and 1st Avenue
- **Utilities:**
 - Water: Existing municipal water services
 - Sewer: Existing municipal sewer services
 - Streets: Existing private streets
 -

The proposed replat modifies the existing configuration of Lots G4 and G4-A within Commerce Lane Industrial Park to accommodate revised lot layouts and continued Mobile Home 2 and Highway Service uses. The subdivision creates three revised lots identified as Lot G4 Revised, Lot G4-A Revised, and Lot G4-B ttha will enable future distribution of property owned by the Glover Investments, LLC.

DISCUSSION:

Based on a review of the submitted preliminary plat for Commerce Lane Industrial Park Replat and the applicable City of Sturgis zoning classifications, the proposed Preliminary Plat is consistent with the dimensional and use intent of the identified zoning districts.

Lot G4 Revised – Mobile Home 2 (MH-2)

The MH-2 District is intended to accommodate higher-density manufactured home development and mobile home courts.

- Lot G4 Revised contains approximately **244,531 sq. ft. (5.60 acres)**.
- The lot currently contains existing mobile homes and appears configured for continued manufactured housing use.
- The plat identifies:
 - Existing Municipal Utility Services and the existing utility easements.
 - Access easements
 - Existing public street frontage and access from Otter Road.
 - Drainage easements
- The lot has direct access from existing public streets.

Lots G4-A Revised and G4-B – Highway Service (HS)

The Highway Service zoning district is generally intended to accommodate highway-oriented commercial and service uses, including vehicle services, commercial activities, and related businesses compatible with major transportation corridors.

- Lot G4-A Revised contains approximately **16,522 sq. ft. (0.38 acres)**.
- Lot G4-B contains approximately **41,695 sq. ft. (0.96 acres)**.
- Both lots maintain the required frontage and access from Otter Road.
- Existing Municipal Utility Services and the existing utility easements.

CODE REFERENCES:

City of Sturgis Chapter 156: Zoning- Mobile Home 2 (MH-2) and Highway Service (HS-1)
City of Sturgis Chapter 154: Subdivisions

RECOMMENDATION:

Staff Recomend approval of the Preliminary Plat as presented.

ATTACHMENTS:

- [23-082 COMMERACE LANE INDUSTRIAL PARK REPLAT UPDATED 5-18-26](#)
- [1200 Otter Road-Zoning Map](#)
- [Street View 1](#)
- [Street View 2](#)
- [Street View 3](#)

Approved By:

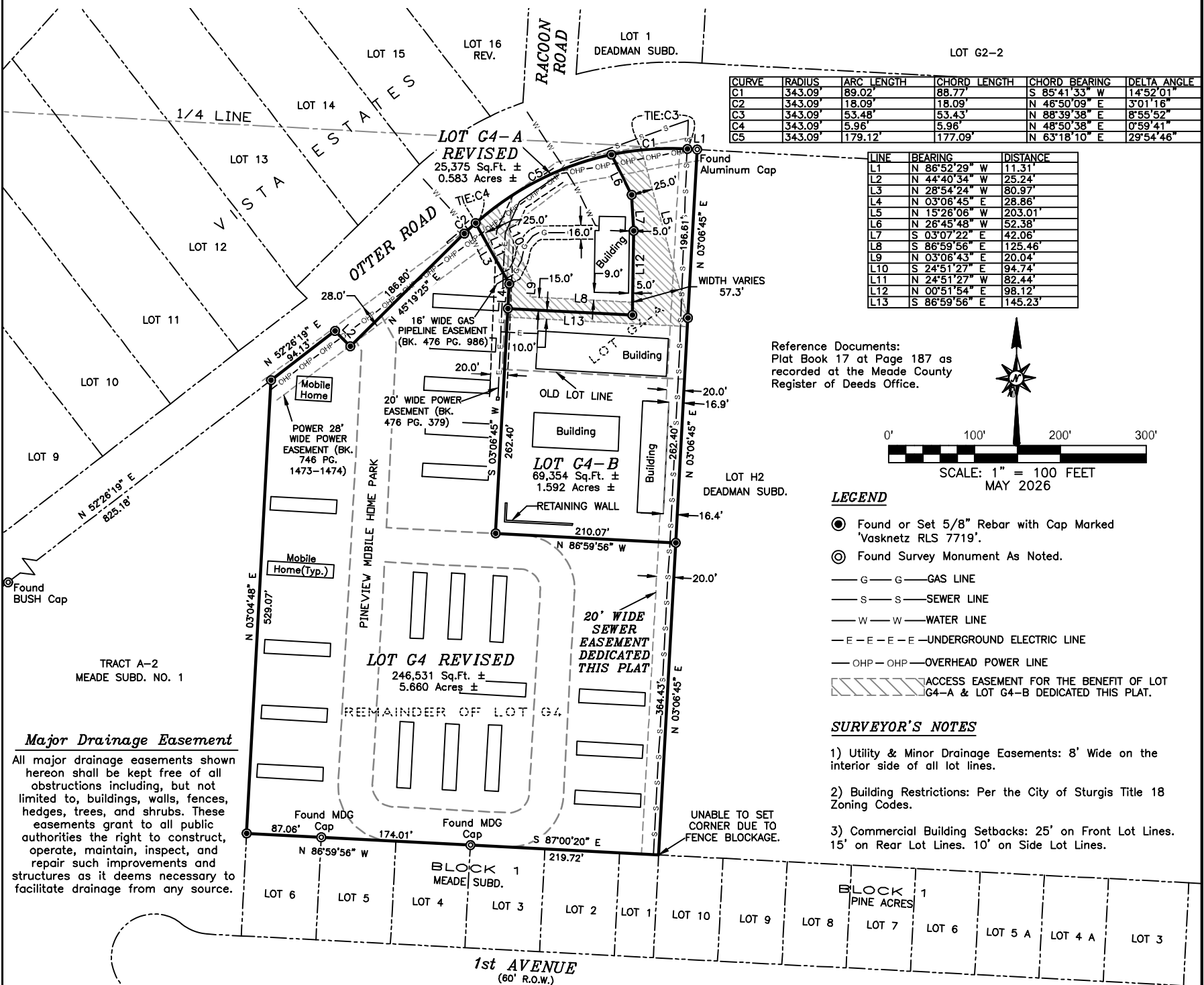
Rick Bush, Director of Public Works

Status:

Approved - May 27 2026

Preliminary Plat of Lot G4 Revised, Lot G4-A Revised, and Lot G4-B of Commerce Lane Industrial Park.

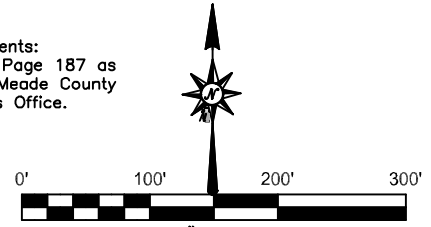
Formerly Lot G4 and Lot G4-A of Commerce Lane Industrial Park.
All Located in the SE 1/4 of Section 16, Township 5 North, Range 5 East, Black Hills
Meridian, City of Sturgis, Meade County, South Dakota.



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	343.09'	89.02'	88.77'	S 85°41'33" W	14°52'01"
C2	343.09'	18.09'	18.09'	N 46°50'09" E	3°01'16"
C3	343.09'	53.48'	53.43'	N 88°39'38" E	8°55'52"
C4	343.09'	5.96'	5.96'	N 48°50'38" E	0°59'41"
C5	343.09'	179.12'	177.09'	N 63°18'10" E	29°54'46"

LINE	BEARING	DISTANCE
L1	N 86°52'29" W	11.31'
L2	N 44°40'34" W	25.24'
L3	N 28°54'24" W	80.97'
L4	N 03°06'45" E	28.86'
L5	N 15°26'06" W	203.01'
L6	N 26°45'48" W	52.38'
L7	S 03°07'22" E	42.06'
L8	S 86°59'56" E	125.46'
L9	N 03°06'43" E	20.04'
L10	S 24°51'27" E	94.74'
L11	N 24°51'27" W	82.44'
L12	N 00°51'54" E	98.12'
L13	S 86°59'56" E	145.23'

Reference Documents:
Plat Book 17 at Page 187 as
recorded at the Meade County
Register of Deeds Office.



SCALE: 1" = 100 FEET
MAY 2026

LEGEND

- Found or Set 5/8" Rebar with Cap Marked 'Vasknetz RLS 7719'.
- ⊙ Found Survey Monument As Noted.
- G — G — GAS LINE
- S — S — SEWER LINE
- W — W — WATER LINE
- E — E — E — UNDERGROUND ELECTRIC LINE
- OHP — OHP — OVERHEAD POWER LINE
- ▨ ACCESS EASEMENT FOR THE BENEFIT OF LOT G4-A & LOT G4-B DEDICATED THIS PLAT.

SURVEYOR'S NOTES

- 1) Utility & Minor Drainage Easements: 8' Wide on the interior side of all lot lines.
- 2) Building Restrictions: Per the City of Sturgis Title 18 Zoning Codes.
- 3) Commercial Building Setbacks: 25' on Front Lot Lines. 15' on Rear Lot Lines. 10' on Side Lot Lines.

Major Drainage Easement
All major drainage easements shown hereon shall be kept free of all obstructions including, but not limited to, buildings, walls, fences, hedges, trees, and shrubs. These easements grant to all public authorities the right to construct, operate, maintain, inspect, and repair such improvements and structures as it deems necessary to facilitate drainage from any source.

COUNTY TREASURER'S CERTIFICATE

I, Treasurer of Meade County, South Dakota, do hereby certify that all taxes which are liens upon the land described hereon, as shown by the records of my office, are fully paid.
Dated this ____ day of _____, 20____.

Meade County Treasurer

STURGIS COMMON COUNCIL

We, the undersigned, as authorized representatives of the Sturgis City Common Council, do hereby certify that at an official meeting held on this ____ day of _____, 20____, that we did Approve this Plat.

Attest: _____ Mayor: _____
City Auditor

CITY OF STURGIS PLANNING COMMISSION

Approved by the City of Sturgis Planning Commission, Meade County, South Dakota.
Dated this ____ day of _____, 20____.

Signed: _____
Chairman

Attest: _____
Secretary

CERTIFICATE OF HIGHWAY OR STREET AUTHORITY

The location of the proposed access to the Highway or Street as shown hereon is hereby approved. Any change in the location of the proposed access shall require additional approval.
Dated this ____ day of _____, 20____.

Highway or Street Authority

CERTIFICATE OF EQUALIZATION DIRECTOR

I, Director of Equalization of Meade County, South Dakota, do hereby certify that I have on record in my office a copy of the within described Plat.
Dated this ____ day of _____, 20____.

Meade County
Director of Equalization

SURVEYOR'S CERTIFICATE

I, Shanon E. Vasknetz, 2305 Junction Avenue, being a Registered Land Surveyor in the State of South Dakota, do hereby state that at the request of the Owner listed hereon, I have surveyed and platted the property shown and described hereon. I have marked upon the ground the boundaries in the manner shown, and that the plat is correct to the best of my knowledge, information and belief.

IN WITNESS WHEREOF
I hereunto set my hand and seal
this ____ day of _____, 20____.

Shanon E. Vasknetz
Registered Land Surveyor No. 7719

OWNER'S CERTIFICATE

We, Glover Investments, L.L.C., do hereby certify that we are the owners of the land shown and described hereon, and that we did authorize and do join in and approve the survey and plat. We further certify that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations. Dedicated right-of-way as shown hereon is dedicated to public use.

IN WITNESS WHEREOF
We hereunto set our hands this ____ day of _____, 20____.

Clarence E. Glover, JR., Manager

ACKNOWLEDGEMENT OF OWNERS

STATE OF SOUTH DAKOTA }
COUNTY OF _____ } SS

On this ____ day of _____, 20____, before me, the undersigned officer, personally appeared _____, known to me to be the persons who executed the foregoing Owners' Certificate and acknowledged to me that they executed the same for purposes therein contained.

IN WITNESS WHEREOF, I hereby set my hand and official seal.

Notary Public

my commission expires: _____

OFFICE OF REGISTER OF DEEDS

Legend

Zoning (Parcels)

- AGRICULTURE
- FAIRGROUNDS
- GENERAL COMMERCIAL
- GENERAL INDUSTRIAL
- HIGHWAY SERVICE
- LOW-DENSITY RESIDENTIAL HOUSING
- MEDIUM-DENSITY RESIDENTIAL HOUSING
- MOBILE HOME 1
- MOBILE HOME 2
- MULTI-FAMILY RESIDENTIAL

1200 OTTER RD - HIGHWAY SERVICE

Zoom to

PARCELID	01.11.05.4GA
ADDRESS	1200 OTTER RD
ZONING	HIGHWAY SERVICE
OVERLAY DISTRICT	NONE
LINK	View

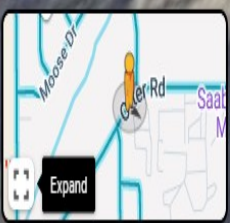
USGS, USDN | National Map: Orthoimagery. January 09, 2025. | Meade County SD, City of... Powered by Esri





1315 Otter Rd
Sturgis, South Dakota
Google Street View
Sep 2021 See more dates

Share X



Google Maps



Planning Commission STAFF REPORT



Meeting Date: Planning Commission - Jun 02 2026

Agenda Item: Consideration of a Preliminary Plat and Set Public Hearing On Variance Requests for July 07, 2026, for Lots A-2-1 through A-2-7 of Hurley Subdivision, City of Sturgis, Meade County, South Dakota.

Prepared By: Rick Bush, Director of Public Works

BACKGROUND INFORMATION:

The subject property is located within the Hurley Subdivision adjacent to the intersection of Moose Drive and Dolan Creek Road in the City of Sturgis. The property currently contains the Dolan Creek Assisted Living complex and was previously incorporated into an approved Planned Unit Development (PUD) and Tax Increment Finance (TIF) Improvement District.

Parcel ID: 01.07.7

Legal Description: Lot A-2-1 through Lot A-2-7 of Hurley Subdivision, formerly Lots 7, 8, 9, 10, and 11 of Hurley Subdivision and formerly a portion of Lot A-2 of Hurley Subdivision, located in the SW1/4 of Section 9, Township 5 North, Range 5 East, Black Hills Meridian, City of Sturgis, Meade County, South Dakota

Applicant: Dolan Creek Apartments, LLC, 2171 Moose Drive, Sturgis, SD 57785

Project Summary:

The applicant is requesting approval of a Preliminary Plat and associated variances for property located within the Hurley Subdivision adjacent to the intersection of Moose Drive and Dolan Creek Road in the City of Sturgis.

The subject property currently contains the Dolan Creek Assisted Living complex and is part of a previously approved Planned Unit Development (PUD) and Tax Increment Finance (TIF) Improvement District.

The proposed preliminary plat replats portions of former Lots 7, 8, 9, 10, and 11 of Hurley Subdivision and a portion of Lot A-2 of Hurley Subdivision to create seven new lots identified as:

- Lot A-2-1,
- Lot A-2-2,
- Lot A-2-3,
- Lot A-2-4,
- Lot A-2-5,
- Lot A-2-6,
- and Lot A-2-7.

Six residential townhome-style lots ranging from approximately 0.20 to 0.29 acres and one larger tract of approximately 3.11 acres containing the Dolan Creek Assisted Living Center.

The property is impacted by:

- existing roadway geometry,
- topography,
- utility easements,
- and a Williston Basin Pipeline easement crossing a portion of the site.

The proposal will allow for continued residential development within the existing PUD area while utilizing existing public street access and infrastructure improvements already serving the development area and is consistent with the original developer agreement and PUD.

DISCUSSION:

Based on the current City of Sturgis zoning regulations for the Low Density Residential Housing district, the following dimensional standards generally apply.

Low Density Residential District Requirements

Requirement	Standard
Minimum Lot Area	7,000 sq. ft.
Minimum Lot Width	100 feet
Minimum Front Yard Setback	25 feet
Minimum Side Yard Setback	8 feet
Minimum Corner Side Setback	18 feet
Minimum Rear Yard Setback	10 feet

Although the proposed preliminary plat does not conform to all current subdivision and zoning dimensional standards, staff recognizes that the subject property was previously approved as part of a Planned Unit Development (PUD) and Tax Increment Finance (TIF) District. The original PUD approvals contemplated a development layout substantially similar to the lot configuration proposed with this plat for Townhomes and Single Family Residential.

Additionally, during the initial phases of development, the public street, utility, and infrastructure improvements serving the property were constructed in anticipation of the current development pattern and proposed lot arrangement. Existing roadway alignments, utility infrastructure, access points, and overall site design were established to accommodate the anticipated residential development layout within the PUD area.

Staff further finds that the unique physical characteristics of the property, existing infrastructure improvements, prior development approvals, and previously established site constraints create practical limitations in applying strict compliance with current subdivision dimensional standards.

Based upon these findings, staff supports the requested variances associated with minimum lot width, frontage, and related dimensional standards necessary to facilitate approval of the proposed preliminary plat that include the following:

Lot A-2-1: Lot Frontage less than 100';

Lot A-2-2: Lot Frontage less than 100'

Lot A-2-3: None

Lot A-2-4: Less than the required rear yard setback;

Lot A-2-5: Lot Forntage less than 100'

Lot A-2-6: Lot Forntage less than 100'

Lot A-2-7: Lot Forntage less than 100'; Less than the required sideyard setback for corner Lot;

Public Hearing for approval of Varience request will be conducted:

Planning Commisio: July 07, 2026

City Council Board of Adjustments: July 20, 2026.

CODE REFERENCES:

City of Sturgis Chapter 156: Zoning- Mobile Home 2 (MH-2) and Highway Service (HS-1)

City of Sturgis Chapter 154: Subdivisions

RECOMMENDATION:

Staff Recomend approval of the Preliminary Plat as presented.and to Set Public Hearing on Varience request July 07, 2026.

ATTACHMENTS:

[2503064 Plat](#)

[Dolan Creek Zoning](#)

[Project Plan Dolan Creek Asst Living](#)

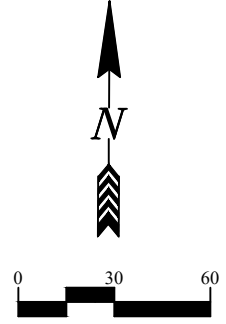
Approved By:

Rick Bush, Director of Public Works

Status:

Approved - May 28 2026

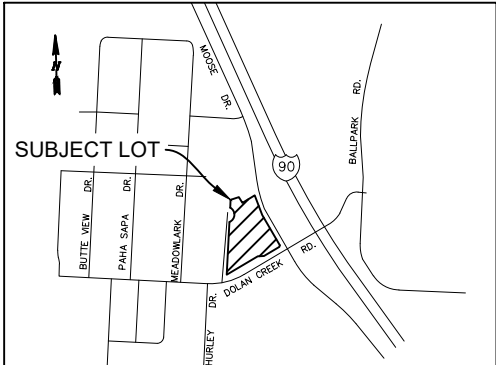
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CITY OF STURGIS, MEADE COUNTY, SOUTH DAKOTA**



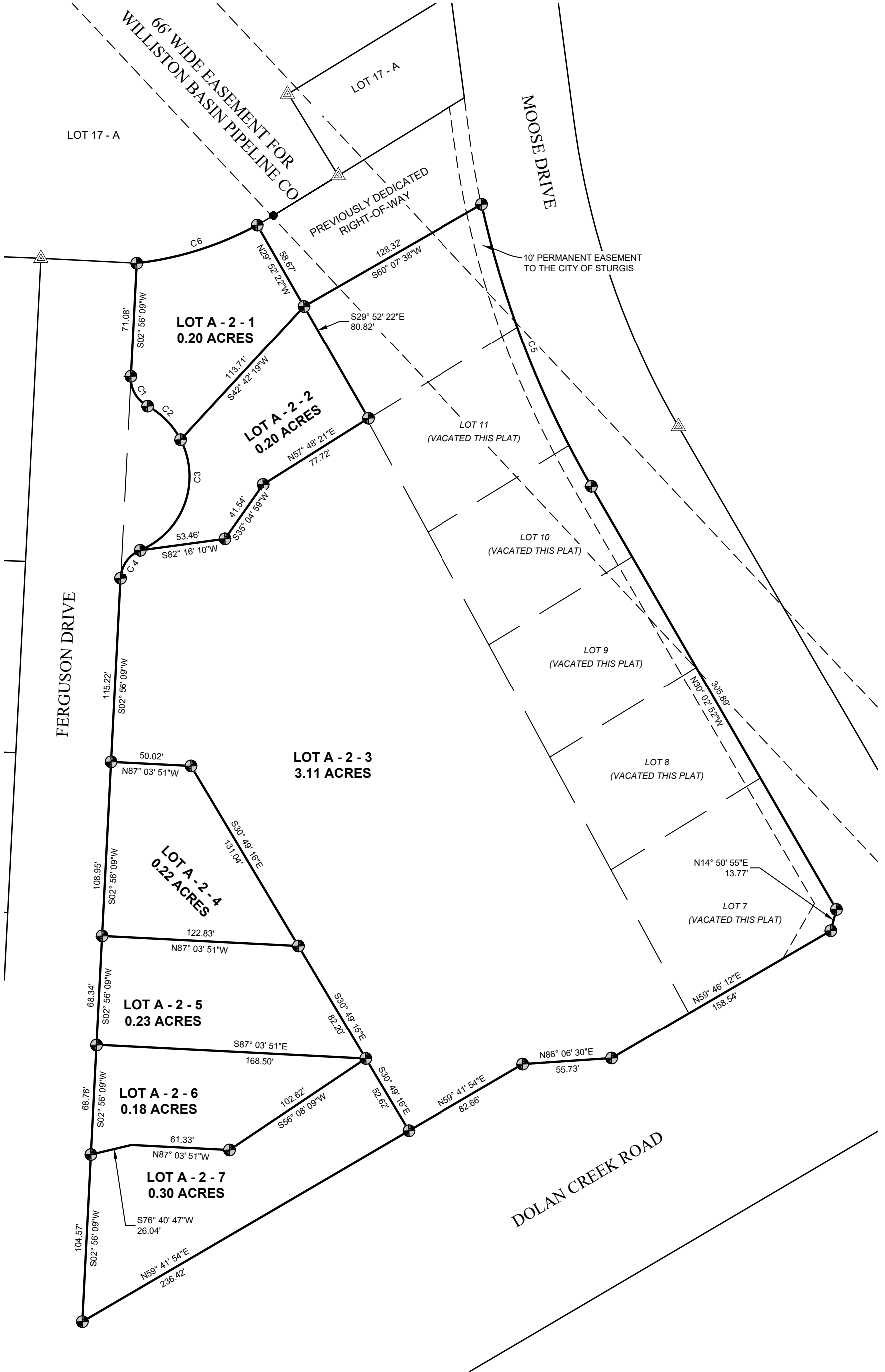
- NEW LOT LINE
- EXISTING PROPERTY LINE
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- - - EXISTING EASEMENT LINE

- SET REBAR WITH CAP "BROSZ ENG RLS 5353"
- ▲ FOUND REBAR WITH CAP
- FOUND REBAR

VICINITY MAP
NOT TO SCALE



Curve #	Arc Length	Radius	Delta	Chord Length	Chord Direction
C1	22.52	20.00	64°30'36"	21.35	S29°19'09" E
C2	29.89	50.00	34°15'11"	29.45	S44°26'32" E
C3	82.69	50.00	94°46'02"	73.59	S20°04'04" W
C4	22.52	20.00	64°30'36"	21.35	S35°11'28" W
C5	190.20	618.61	17°36'58"	189.45	N21°14'23" W
C6	79.49	207.59	21°56'17"	79.00	S72°27'41" W



CERTIFICATE OF OWNERSHIP

I/We, _____, do hereby certify that I/We are the owner of the land as shown and described hereon, that the plat was done at the request and direction of the owner for the purpose hereon and that development of this land will conform to all existing applicable zoning, subdivision, erosion and sediment control regulations.

I/We are the owner(s) of the land as shown and described hereon, hereby dedicate the easement(s) shown or noted hereon to such use.

Owner: _____
Address: _____

ACKNOWLEDGMENT OF OWNERSHIP

State of South Dakota
County of Meade

On this _____ day of _____, 20____, before me, a Notary Public, personally appeared _____, known to me to be the persons described in and who executed the foregoing certificate.

My Commission Expires: _____
Notary Public

SURVEYOR'S CERTIFICATE

I, Michael A. Jordan, a Registered Land Surveyor in the State of South Dakota, on the basis of my knowledge, information and belief, certify to the above Owner(s), that at the request of said Owner(s), the survey represented by this plat was made under my supervision, on the ground to the normal standard of care of Professional Land Surveyors practicing in the State of South Dakota. This survey does not constitute a title search to determine ownership or easements of record as performed by myself or by Brosz Engineering, Inc.

Michael A. Jordan RLS #5353 _____ Date

APPROVAL OF ACCESS BY STREET AUTHORITY

State of South Dakota
County of Meade
City of Sturgis

The location of the proposed access to the abutting County or State Highway, or City Street as shown hereon, is hereby approved. Any changes in the location of the proposed access shall require additional approval.

Street Authority _____ Date _____

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State of South Dakota
County of Meade
City of Sturgis

This plat is approved by the Administrative Official on this _____ day of _____, 20____, in accordance with the administrative approval authority.

Administrative Official _____ Finance Officer _____

CERTIFICATE OF COUNTY TREASURER

State of South Dakota
County of Lawrence

I, County Treasurer of Meade County, do hereby certify that the _____ taxes which are liens upon the lands platted hereon as shown by the records of my office, have been fully paid.

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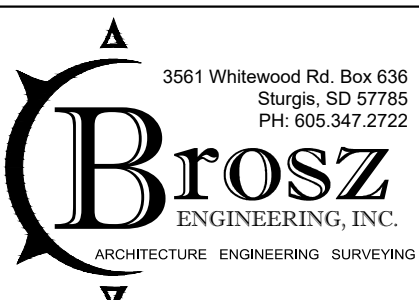
County Director of Equalization _____ Date _____

OFFICE OF REGISTER OF DEEDS

State of South Dakota
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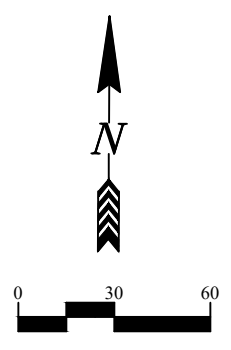
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County Register of Deeds _____ Date _____



Project: 2503064
Date: 05/27/2026
Sheet: 1 of 1
Prepared by: Alex Westerbuhr
Brosz Engineering
3561 Whitewood Rd. Box 636
Sturgis, SD 57785

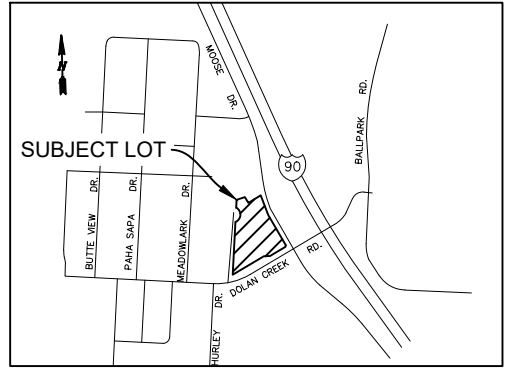
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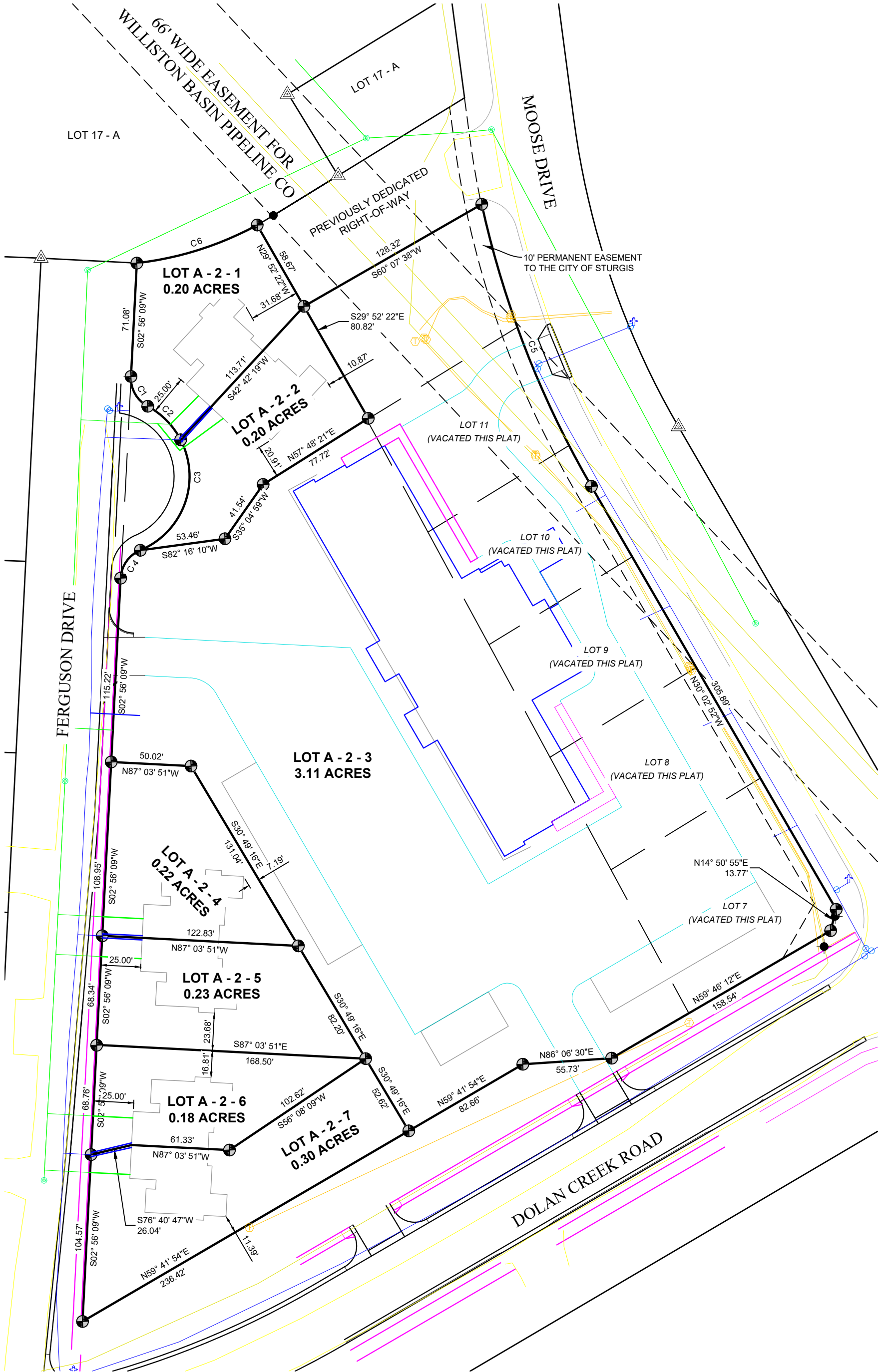
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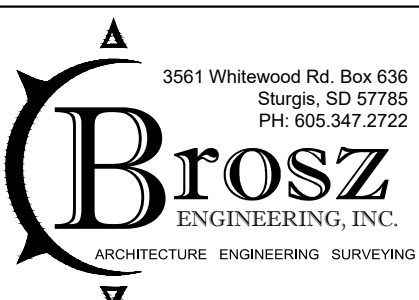
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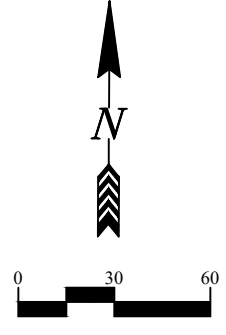
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Date: 05/27/2026
Sheet: 1 of 1
Prepared by: Alex Westerbuhr
Brosz Engineering
3561 Whitewood Rd. Box 636
Sturgis, SD 57785

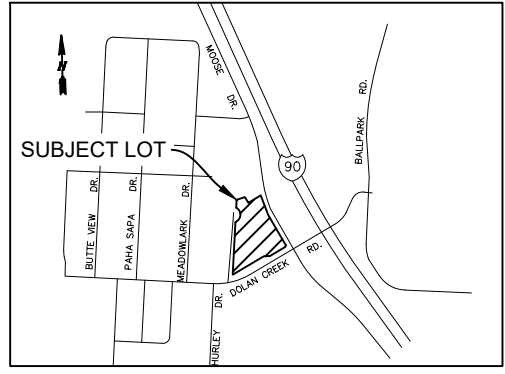
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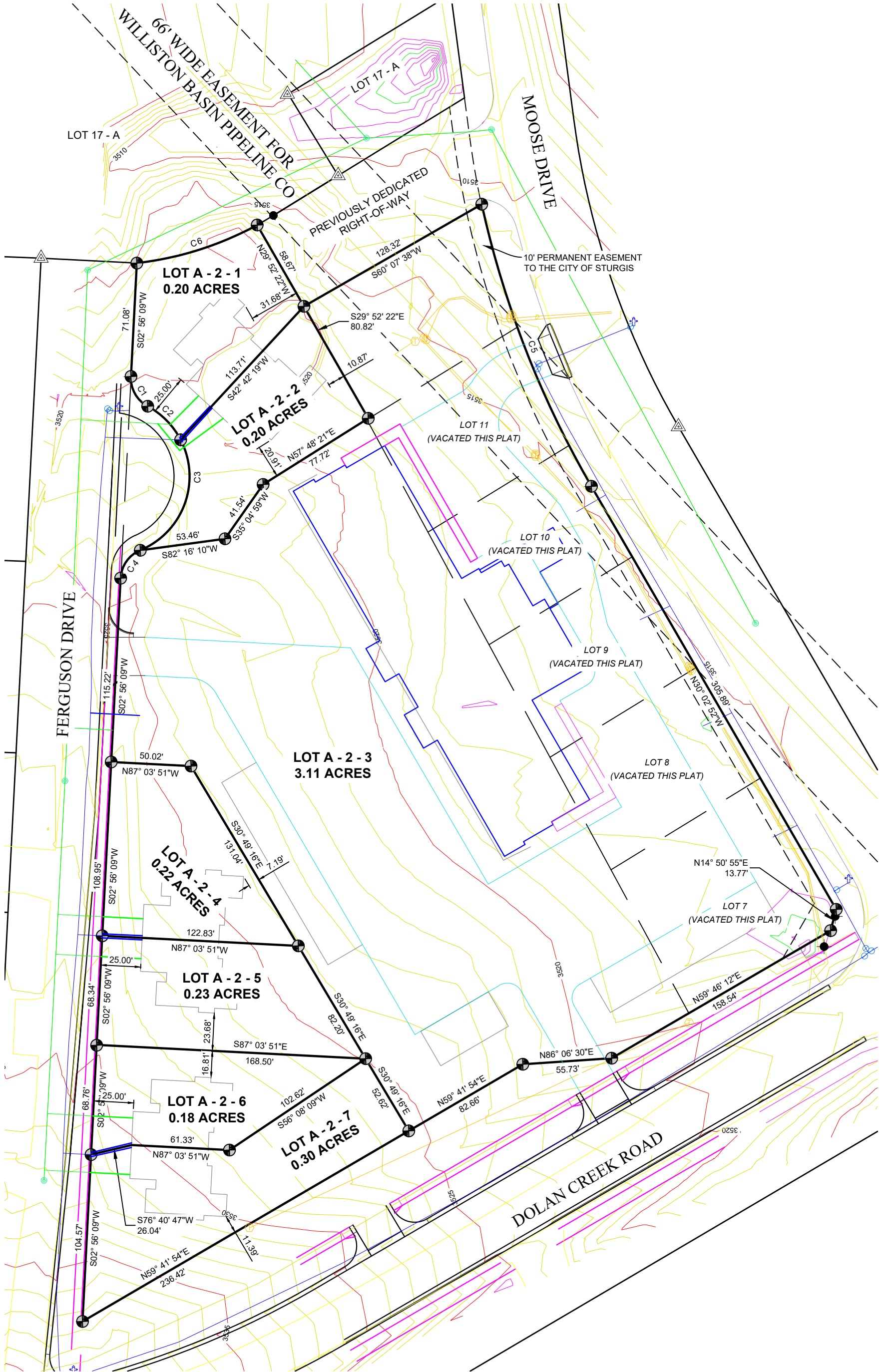
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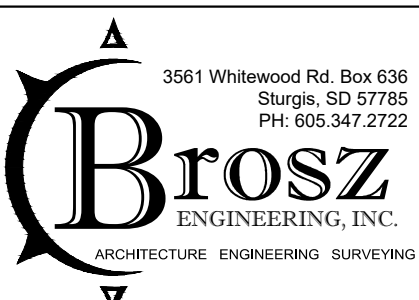
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Project: 2503064
Date: 05/27/2026
Sheet: 1 of 1
Prepared by: Alex Westerbuhr
Brosz Engineering
3561 Whitewood Rd. Box 636
Sturgis, SD 57785

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Name: **LOT A - 2 - 7**
Point of Beginning : North: 227487.48' East: 1047875.14'

Segment #1 : Line
Course: N76° 40' 47.22"E Length: 26.04'
North: 227493.48' East: 1047900.49'

Segment #2 : Line
Course: S87° 03' 51.00"E Length: 61.33'
North: 227490.34' East: 1047961.73'

Segment #3 : Line
Course: N56° 08' 08.91"E Length: 102.62'
North: 227547.52' East: 1048046.95'

Segment #4 : Line
Course: S30° 49' 16.00"E Length: 52.62'
North: 227502.33' East: 1048073.91'

Segment #5 : Line
Course: S59° 41' 54.00"W Length: 236.42'
North: 227383.04' East: 1047869.79'

Segment #6 : Line
Course: N02° 56' 09.00"E Length: 104.57'
North: 227487.48' East: 1047875.14'

Perimeter: 583.61' Area: 12899.93 Sq. Ft.

Name: **LOT A - 2 - 1**
Point of Beginning : North: 228018.40' East: 1048008.32'

Segment #1 : Line
Course: S42° 42' 18.75"W Length: 113.71'
North: 227934.84' East: 1047931.20'

Segment #2 : Curve
Length: 29.89' Radius: 50.00'
Delta: 034.1510 (dms) Tangent: 15.41'
Chord: 29.45' Course: N44° 26' 32.30"W
Course In: S62° 41' 03.05"W Course Out: N28° 25' 52.36"E
RP North: 227911.90' East: 1047886.78'
End North: 227955.87' East: 1047910.58'

Segment #3 : Curve
Length: 22.52' Radius: 20.00'
Delta: 064.3040 (dms) Tangent: 12.62'
Chord: 21.35' Course: N29° 19' 06.49"W
Course In: N28° 25' 35.35"E Course Out: N87° 03' 48.34"W
RP North: 227973.46' East: 1047920.11'
End North: 227974.48' East: 1047900.13'

Segment #4 : Line
Course: N02° 56' 09.00"E Length: 71.08'
North: 228045.47' East: 1047903.77'

Segment #5 : Curve
Length: 79.48' Radius: 207.59'
Delta: 021.5620 (dms) Tangent: 40.24'
Chord: 79.00' Course: N72° 27' 41.00"E
Course In: N06° 34' 10.38"W Course Out: S28° 30' 27.62"E
RP North: 228251.70' East: 1047880.02'
End North: 228069.27' East: 1047979.10'

Segment #6 : Line
Course: S29° 52' 22.00"E Length: 58.67'
North: 228018.40' East: 1048008.32'

Perimeter: 375.35' Area: 8733.47 Sq. Ft.

Name: **LOT A - 2 - 6**
Point of Beginning : North: 227547.52' East: 1048046.95'

Segment #1 : Line
Course: S56° 08' 08.91"W Length: 102.62'
North: 227490.34' East: 1047961.73'

Segment #2 : Line
Course: N87° 03' 51.00"W Length: 61.33'
North: 227493.48' East: 1047900.49'

Segment #3 : Line
Course: S76° 40' 47.22"W Length: 26.04'
North: 227487.48' East: 1047875.14'

Segment #4 : Line
Course: N02° 56' 09.00"E Length: 68.76'
North: 227556.15' East: 1047878.67'

Segment #5 : Line
Course: S87° 03' 51.00"E Length: 168.50'
North: 227547.52' East: 1048046.95'

Perimeter: 427.26' Area: 7924.04 Sq. Ft.

Name: **LOT A - 2 - 2**
Point of Beginning : North: 227934.84' East: 1047931.20'

Segment #1 : Line
Course: N42° 42' 18.75"E Length: 113.71'
North: 228018.40' East: 1048008.32'

Segment #2 : Line
Course: S29° 52' 22.00"E Length: 80.82'
North: 227948.32' East: 1048048.57'

Segment #3 : Line
Course: S57° 48' 21.00"W Length: 77.72'
North: 227906.91' East: 1047982.80'

Segment #4 : Line
Course: S35° 04' 58.97"W Length: 41.54'
North: 227872.92' East: 1047958.93'

Segment #5 : Line
Course: S82° 16' 09.67"W Length: 53.46'
North: 227865.73' East: 1047905.95'

Segment #6 : Curve
Length: 82.69' Radius: 50.00'
Delta: 094.4600 (dms) Tangent: 54.34'
Chord: 73.59' Course: N20° 04' 04.02"E
Course In: N22° 32' 55.01"W Course Out: N62° 41' 03.05"E
RP North: 227911.90' East: 1047886.78'
End North: 227934.84' East: 1047931.20'

Perimeter: 449.94' Area: 8499.85 Sq. Ft.

Name: **LOT A - 2 - 5**
Point of Beginning : North: 227547.52' East: 1048046.95'

Segment #1 : Line
Course: N87° 03' 51.00"W Length: 168.50'
North: 227556.15' East: 1047878.67'

Segment #2 : Line
Course: N02° 56' 09.00"E Length: 68.34'
North: 227624.40' East: 1047882.17'

Segment #3 : Line
Course: S87° 03' 51.00"E Length: 122.83'
North: 227618.11' East: 1048004.83'

Segment #4 : Line
Course: S30° 49' 16.00"E Length: 82.20'
North: 227547.52' East: 1048046.95'

Perimeter: 441.87' Area: 9954.91 Sq. Ft.

Name: **LOT A - 2 - 4**
Point of Beginning : North: 227618.11' East: 1048004.83'

Segment #1 : Line
Course: N87° 03' 51.00"W Length: 122.83'
North: 227624.40' East: 1047882.17'

Segment #2 : Line
Course: N02° 56' 09.00"E Length: 108.95'
North: 227733.20' East: 1047887.75'

Segment #3 : Line
Course: S87° 03' 51.00"E Length: 50.02'
North: 227730.64' East: 1047937.70'

Segment #4 : Line
Course: S30° 49' 16.00"E Length: 131.04'
North: 227618.11' East: 1048004.83'

Perimeter: 412.83' Area: 9415.29 Sq. Ft.

Name: **LOT A - 2 - 3**
Point of Beginning : North: 227618.11' East: 1048004.83'

Segment #1 : Line
Course: N30° 49' 16.00"W Length: 131.04'
North: 227730.64' East: 1047937.70'

Segment #2 : Line
Course: N87° 03' 51.00"W Length: 50.02'
North: 227733.20' East: 1047887.75'

Segment #3 : Line
Course: N02° 56' 09.00"E Length: 115.22'
North: 227848.28' East: 1047893.65'

Segment #4 : Curve
Length: 22.52' Radius: 20.00'
Delta: 064.3040 (dms) Tangent: 12.62'
Chord: 21.35' Course: N35° 11' 28.00"E
Course In: S87° 03' 50.16"E Course Out: N22° 33' 13.84"W
RP North: 227847.25' East: 1047913.62'
End North: 227865.73' East: 1047905.95'

Segment #5 : Line
Course: N82° 16' 09.67"E Length: 53.46'
North: 227872.92' East: 1047958.93'

Segment #6 : Line
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North: 227906.91' East: 1047982.80'

Segment #7 : Line
Course: N57° 48' 21.00"E Length: 77.72'
North: 227948.32' East: 1048048.57'

Segment #8 : Line
Course: N29° 52' 22.00"W Length: 80.82'
North: 228018.40' East: 1048008.32'

Segment #9 : Line
Course: N60° 07' 38.00"E Length: 128.32'
North: 228082.31' East: 1048119.59'

Segment #10 : Curve
Length: 190.20' Radius: 618.61'
Delta: 017.3700 (dms) Tangent: 95.86'
Chord: 189.45' Course: S21° 14' 23.00"E
Course In: N77° 34' 06.16"E Course Out: S59° 57' 07.84"W
RP North: 228215.48' East: 1048723.70'
End North: 227905.73' East: 1048188.22'

Segment #11 : Line
Course: S30° 02' 52.00"E Length: 305.89'
North: 227640.95' East: 1048341.39'

Segment #12 : Line
Course: S14° 50' 55.00"W Length: 13.77'
North: 227627.64' East: 1048337.86'

Segment #13 : Line
Course: S59° 46' 12.00"W Length: 158.54'
North: 227547.82' East: 1048200.88'

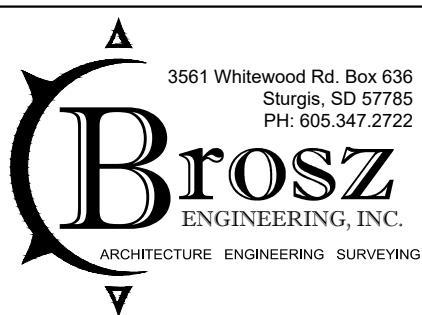
Segment #14 : Line
Course: S86° 06' 30.00"W Length: 55.73'
North: 227544.04' East: 1048145.28'

Segment #15 : Line
Course: S59° 41' 54.00"W Length: 82.66'
North: 227502.33' East: 1048073.91'

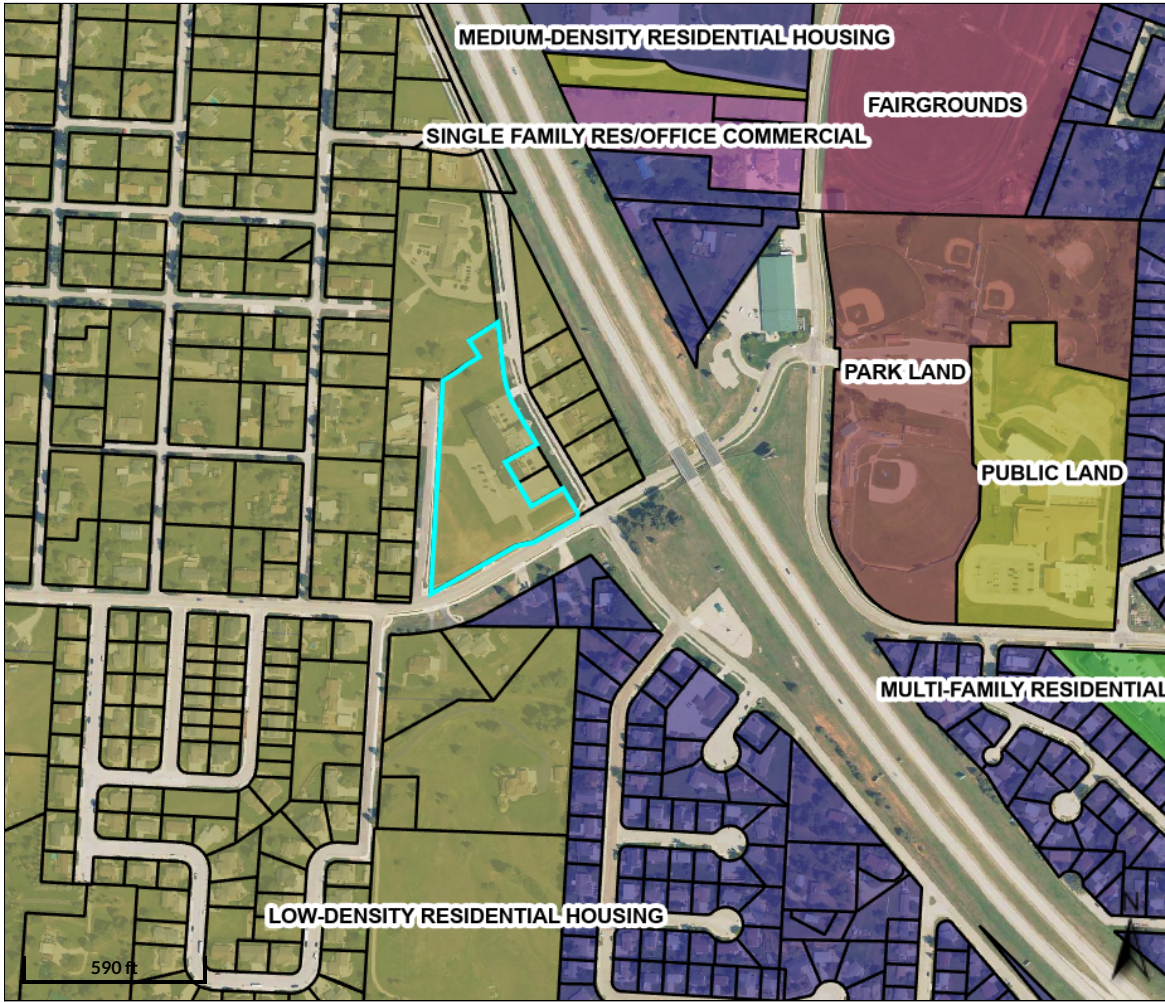
Segment #16 : Line
Course: N30° 49' 16.00"W Length: 52.62'
North: 227547.52' East: 1048046.95'

Segment #17 : Line
Course: N30° 49' 16.00"W Length: 82.20'
North: 227618.11' East: 1048004.83'

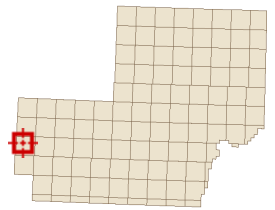
Perimeter: 1642.27' Area: 135631.70 Sq. Ft.



















Project: 2503064
Date: 05/27/2026
Sheet: 1 of 1
Prepared by: Alex Westerbuhr
Brosz Engineering
3561 Whitewood Rd. Box 636
Sturgis, SD 57785



Overview



Legend

-  Parcels 2026
- Sturgis Zoning**
-  AGRICULTURE
-  FAIRGROUNDS
-  GENERAL COMMERCIAL
-  GENERAL INDUSTRIAL
-  HIGHWAY SERVICE
-  LOW-DENSITY RESIDENTIAL HOUSING
-  MEDIUM-DENSITY RESIDENTIAL HOUSING
-  MOBILE HOME 1
-  MOBILE HOME 2
-  MULTI-FAMILY RESIDENTIAL
-  OPEN SPACE
-  PARK LAND
-  PUBLIC LAND
-  RV PARK/CAMPGROUN
-  SINGLE FAMILY RES/OFFICE COMMERCIAL

Parcel ID	01.07.7	Alternate ID	n/a	Owner Address	DOLAN CREEK APARTMENTS LLC
Sec/Twp/Rng	--	Class	NADC		2171 MOOSE DR
Property Address	2171 MOOSE DR	Acreage	n/a		STURGIS SD 57785
District	CS461				
Brief Tax Description	HURLEY SUB LOT 7,10,11, REMAINDER OF LOT A2				
	(Note: Not to be used on legal documents)				

Date created: 5/27/2026
 Last Data Uploaded: 5/27/2026 7:41:47 AM

Developed by  **SCHNEIDER**
 GEOSPATIAL

**PROJECT PLAN FOR
TAX INCREMENTAL DISTRICT NUMBER EIGHTEEN**

**Between
GUSTAFSON DEVELOPMENT COMPANY, LIMITED PARTNERSHIP,
LLLP
and
CITY OF STURGIS, SOUTH DAKOTA**

September 21, 2020

1. PARTIES:

The parties to this plan are the CITY OF STURGIS, a municipal corporation organized under the laws of the State of South Dakota, hereinafter referred to as CITY; and GUSTAFSON DEVELOPMENT COMPANY, LIMITED PARTNERSHIP, LLLP, a South Dakota company, hereinafter referred to as DEVELOPER.

2. PURPOSE:

The City of Sturgis has identified diversified, quality residential growth as a community need and has encouraged the private sector to develop such projects. As part of this encouragement, CITY has authorized use of tax increment financing through the creation of Sturgis Tax Incremental District Number Eighteen. Tax increment financing is authorized by South Dakota Law, as provided in SDCL Chapter 11-9. The CITY finds that the long-term vacancy of the subject property, the lack of adequate storm water, domestic water and street lighting and needed road and sidewalk repairs has impaired the economic growth of the area as defined in SDCL 11-9-11.

3. TERMS OF PLAN (SDCL 11-9-13(5)):

This plan, covering all work efforts expended to date as well as subsequent efforts to be performed by CITY and DEVELOPER to implement Sturgis Tax Incremental District Number Eighteen, shall be completed by September 20, 2025 or sooner if all components of this plan are completed ahead of schedule. The CITY shall provide the funds necessary to finance the obligations identified in this plan as payments are necessary through an interfund loan fully amortized for 20 years at an annual interest rate of 5%. The CITY shall use unobligated funds from the General Fund (40%) and the Water Fund (60%) in the total amount of \$1,290,000 as needed to make the obligations outlined in this agreement, which will provide the initial financing necessary to make all TIF Fund payments to CITY and DEVELOPER and make annual debt payments for up to five years after the signature of this plan. The CITY shall keep a record of all expenses paid in relation to this plan in a separate fund. The annual repayment to CITY of this loan during the TIF period shall be from the tax increment revenue received and shall be used to reimburse CITY for all expenses incurred by CITY in establishing the Tax Incremental District 18 Fund as well as any annual debt payment made to the CITY as described in this Plan.

4. RESPONSIBILITIES (SDCL 11-9-13(1)):

Parties to this contract agree to the following responsibilities:

CITY agrees to:

- Done -
- a. Complete approval of the Project Plan, the Private Development Contract documents and then prepare all the required TIF documentation.
 - b. Complete design and construction of stormwater improvements to the north of the subject site
 - c. Complete design and construction of a bike path on the southern side of the TIF District.
 - d. Complete the reconstruction of Hurley Drive.

DEVELOPER agrees to:

- Done
- Done
- ?
- a. Complete the construction of a three-story 50 unit independent and assisted living senior housing facility with an anticipated increased assessed valuation of at least \$5,500,000 which the parties expect will significantly enhance the property value within the TIF district consistent with the purpose of SDCL 11-9-8. Additional residential construction by DEVELOPER including townhomes and single-family homes may occur.
 - b. Complete the reconstruction of the adjoining Moose Drive, Dolan Creek Road and Fergusson Drive to the City of Sturgis specifications, including road surface, curb, gutter and sidewalks.
 - c. Complete the construction of all necessary infrastructure for the development (including but not limited to sidewalks, curb, gutter, domestic water, sewer lines, street lighting, landscaping and pavement).
 - d. Repay the \$1,290,000 of compensation received from CITY as provided herein and in the companion Contract for Private Development for Tax Increment District Number Eighteen. - 7
 - e. Maintain ownership of the Project and all improvements for the duration of the 20-year plan, or ensure all obligations included here within are transferred to the successor and interest until the entire project loan is repaid in full.
 - f. If the contract is modified to allow the property or any portion to be sold to a property ~~tax-exempt non-profit organization~~, DEVELOPER agrees that all remaining principal and interest owing on the project loan and compensation shall become due immediately, to be paid to CITY within 5 business days. - 7

5. ADVANCES FROM TIF LOAN (SDCL 11-9-13(3)):

The parties agree that the CITY shall receive reimbursement from the TIF Fund proceeds in the following amounts:

- | | |
|---|-----------|
| a. Administrative costs (SDCL 11-9-15 (5)) | \$25,000 |
| b. Stormwater improvements (SDCL 11-9-15 (1)) | \$65,000 |
| c. Bike path extension (SDCL 11-9-15 (1)) | \$150,000 |
| d. Hurley Drive Reconstruction (SDCL 11-9-15 (1)) | \$200,000 |

The parties agree that the DEVELOPER shall receive reimbursement from the TIF Fund proceeds in the following amounts (see attached engineer's estimate):

- | | |
|--|-----------|
| a. Construction of infrastructure for project (SDCL 11-9-15 (1)) | \$400,000 |
| b. Economic Development Grant to assist in lease-up (SDCL 11-9-15 (8)) | \$200,000 |
| c. Financing Costs to fund initial TIF Loan Payments (SDCL 11-9-15 2)) | \$450,000 |

The Economic Development Grant funding will be available for disbursement in a monthly amount up to the total grant allocation to offset a portion of the cash flow shortfalls during the initial lease up period. The monthly distribution amount shall be approved by the CITY, and shall be based upon the percentage, hereafter referred to as the occupancy rate, of the units that are occupied and the units that have received deposits at the end of each month as a portion of the total number of units. The approval and distribution of any grant funds will take place within 14 business days after a complete application and all required documents are received by CITY. The monthly distribution shall be made to DEVELOPER or DEVELOPER'S Lessee the determination of which shall be made in writing by DEVELOPER to CITY.

Any monthly grant will be calculated based on the occupancy rate shown below and capped at the corresponding amount for that level of occupancy:

- monthly occupancy 1-20%: \$50,000
- monthly occupancy 21-30% \$40,000
- monthly occupancy 31-40% \$30,000
- monthly occupancy 41-50% \$20,000
- monthly occupancy 51-60% \$10,000

No Economic Development Grant will be available when the occupancy rate exceeds 60%, or when the first one of the following circumstances occur:

- a. The date of September 20, 2025, or ✓
- b. Total Economic Development Grant Assistance of \$200,000 has been paid, or
- c. 36 months after the certificate of occupancy is issued for the planned building.

DEVELOPER agrees that the Economic Development Grant shall be repaid to the CITY at the rate of \$10,000 annually, beginning September 1, 2024 and continuing annually on September 1 thereafter for 19 additional years. However, DEVELOPER will receive a \$10,000 credit against this September 1st grant repayment obligation for each full year during which the senior living amenities included in the construction plans for this Project remain available to tenants in the completed Project. To implement this repayment obligation, DEVELOPER agrees and consents to an annual special assessment payable to the City of Sturgis in the amount of \$10,000, to be collected as provided for in SDCL Chapter 9-43.

6. FISCAL IMPACT STATEMENT:

Parcel Number	Property Value	Structure Value	Total Value	City	School	County
				General 6.231	General 7.873/11.474	General 4.047
01.07.7	220,523	0	220,523	1,374.08	1,736.18	892.46
01.07.8	26,726	0	26,726	166.53	210.41	108.16
01.07.9	26,726	0	26,726	166.53	210.41	108.16
01.19.24N	46,000	235,171	281,171	1,751.98	2,213.66	1,137.90
01.19.24S	46,000	142,620	188,620	1,175.29	1,485.01	763.35
01.19.13	51,750	239,452	291,202	1,814.48	2,292.63	1,178.49
01.20.06	46,000	19,183	65,183	406.16	513.19	263.80
01.20.05	36,800	0	36,800	229.30	289.73	148.93
01.20.04	36,800	150,051	186,851	1,164.27	1,471.08	756.19
01.20.3A	36,800	124,729	161,529	1,006.49	1,271.72	653.71
01.20.2A	36,800	209,115	245,915	1,532.30	1,936.09	995.22
01.20.1A	36,800	0	36,800	229.30	289.73	148.93
01.22.C2	40,471	134,128	174,599	1,087.93	1,374.62	706.60
01.22.C1	40,685	98,549	139,234	867.57	1,096.19	563.48
01.07.5H2R	51,750	308,666	360,416	2,245.75	2,837.56	1,458.60
01.07.5H1.ROE	53,712	239,665	293,377	1,828.03	2,309.76	1,187.30

01.07.01A	38,132	174,821	212,953	1,326.91	1,676.58	861.82
01.07.0B	53,712	236,290	290,002	1,807.00	2,283.19	1,173.64
01.43.04.29	1,000	0	1,000	6.23	7.87	4.05
01.19.12	51,750	152,266	204,016	1,271.22	1,606.22	825.65
01.19.01B	36,800	131,313	168,113	1,047.51	1,323.55	680.35
01.07.6H	93,618	231,741	325,359	2,027.31	2,561.55	1,316.73
01.20.H2	0	0	0	0	0	0
01.07.5H3R	83,838	479,801	563,639	3,512.03	4,437.53	2,281.05
01.43.04.28	42,500	292,164	334,664	2,085.29	2,634.81	1,354.39
01.43.04.27	35,000	290,237	325,237	2,026.55	2,560.59	1,316.23
Current Total	1,270,693	3,889,962	5,160,655	32,156	40,630	20,885
Total Post Dev	2,104,236	9,389,962	11,494,198	71,620	113,301	46,517
Total Increase	833,543	5,500,000	6,333,543	39,464	72,671	25,632

The total assessed valuation within the TIF district upon the completion of the project is anticipated to have increased by \$6,333,543. Following completion and during the period of debt repayment, each taxing agency will retain their existing revenue (City \$32,156, School \$40,630 and County \$20,885). Upon the completion of the repayment of the indebtedness, the total assessed valuation within the TIF district is anticipated to have grown to \$11,494,198. Based on that projected growth in total assessed valuation, it is anticipated to generate the following additional annual revenue for the taxing agencies once the TIF loan is repaid of:

- a. City: \$39,464
- b. School: \$72,671
- c. County: \$25,632

7. ECONOMIC FEASIBILITY STUDY (SDCL 11-9-13(2)):

The fiscal impact statement is modeled after the confidential information provided by the DEVELOPER to the Sturgis Economic Development Corp.. This information includes the anticipated construction schedule and occupancy forecast included by the DEVELOPER in his financial submittal to Sturgis Economic Development Corp.

Year	Start of Year Loan Balance	Yearly Interest Paid	Yearly Principal Paid	Total Interest
2020	1,490,000	10,737	6,290	10,737
2021	1,283,710	63,303	38,858	74,040
2022	1,244,852	61,315	40,846	135,355
2023	1,204,006	59,225	42,936	194,580
2024	1,161,070	57,029	45,133	251,609
2025	1,115,937	54,719	47,442	306,328
2026	1,068,496	52,144	85,623	358,472
2027	982,872	47,763	90,004	406,235
2028	892,868	43,158	94,609	449,394
2029	798,260	38,318	99,449	487,712
2030	698,810	33,230	104,537	520,942
2031	594,273	27,882	109,885	548,824
2032	484,388	22,260	115,507	571,083
2033	368,880	16,350	121,417	587,434
2034	247,463	10,138	127,629	597,572
2035	119,834	3,633	119,834	601,205

As illustrated, upon completion more than adequate annual tax receipts will be received to make the annual payments needed to repay the loan within 20 years. Revenue will be higher if the additional residential townhomes are constructed. This potential additional revenue is not included in this fiscal analysis. Each tax payment received shall be credited towards repayment of outstanding principal and interest owed to CITY. If funds advanced to the DEVELOPER are not repaid within the fifteen-year period following completion of the project plan, the remaining balance of all unpaid principal and interest shall become immediately due and owing by the DEVELOPER to the CITY. A lien for such unpaid loan balance shall attach to the DEVELOPER'S property within the Tax Increment District Number Eighteen at 12:01 am on September 20, 2040 by filing a Notice of Lis Pendens and a copy of this Plan at the Office of

Meade County Register of Deeds to provide security for repayment of that unpaid balance to CITY.

8. PROJECT PLAN STATUTORY REQUIRED STATEMENTS (SDCL 11-9-16):

The proposed development does not require a change to the CITY'S adopted comprehensive plan and building codes. The plan would require that the newly reconstructed streets would be included within the "No parking on roadway" designation on Moose and Dolan Creek Road as provided in the CITY'S municipal ordinances. There are no residents or commercial entities within the TIF district that would require a relocation.

9. AUTHORITY TO ACT:

Each person signing below hereby represents to the other party that by signing below they have been duly authorized by the respective contracting parties to negotiate, execute and perform the actions subject to and required by this contract.

10. PARTIES BOUND:

This agreement shall be binding upon the parties hereto and their successors and assigns.

11. NON-ASSIGNMENT:

This agreement has elements in the nature of a personal services contract and DEVELOPER'S interest in the subject property shall not be sold, transferred or assigned by DEVELOPER without the prior written approval signed by CITY'S authorized representative. Such approval shall not be unreasonably withheld.

- The monthly distribution shall be made only to DEVELOPER or DEVELOPER'S Lessee, identified under the terms of Paragraph 11 herein. The monthly application for distribution of a portion of the Grant must be made in writing by DEVELOPER to CITY.

12. DEFAULT:

The occurrence of any of the following shall constitute a default under this contract:

- a. The failure of either Party to provide the elements or make the payment as required by this contract.

- b. The violation of or failure to perform any other material provision or requirement of this contract that is not corrected within fifteen (15) calendar days after written notice of the violation or failure to perform is given.
- c. The insolvency, bankruptcy or the subjection of any property of DEVELOPER to any levy, seizure, assignment, application or sale for or by any creditor or government agency.

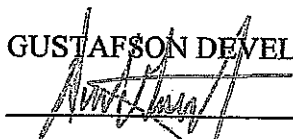
13. ENTIRE CONTRACT MODIFICATION:

This contract and the companion Contract for Private Development for Tax Incremental District Number Fourteen constitutes the entire agreement for Tax Incremental District Number Fourteen between all parties. No amendment or modification changing its scope or terms shall have any force or effect unless it is in writing, designated as an Exhibit to this Agreement, signed by all parties, and the original of that signed writing is attached to the original Agreement on file in the City Finance Office as an Exhibit.

14. COMPLETE AND FINAL AGREEMENT:

This written Project Plan Agreement and the Private Development Plan for Tax Incremental District Number Fourteen shall be considered the complete agreement of the parties relating to the matters set forth therein, notwithstanding any oral representations or other writings to the contrary. The parties specifically understand and agree that upon execution of this Project Plan and Private Development Plan for Tax Increment District Number Fourteen any prior oral representations or other writings to the contrary, related to the subject matter of this contract, shall be terminated and extinguished and shall be of no further force or effect between the parties.

Executed this 30th of November, 2020.



David Gustafson, Managing Partner

State of South Dakota)

) ss.

County of Pennings)

On this the 30 day of November, 2020, before me, the undersigned officer(s), personally appeared David Gustafson, who acknowledged himself to be the manager of Gustafson Development Company, Limited Partnership, LLLP and that he, as such managing partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name Gustafson Development Company, Limited Partnership, LLLP by himself as managing partner.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(seal)



Susan Ackerman

Notary Public - South Dakota

My Commission Expires July 10, 2024

CITY OF STURGIS

Daniel Ainslie

By: Daniel Ainslie

Sturgis City Manager

State of South Dakota)

) ss.

County of Meade)

On this the 7 day of ~~November~~ ^{December}, 2020 before me, the undersigned officer, personally appeared Daniel Ainslie who acknowledged himself to be the City Manager of the City of Sturgis, South Dakota, a municipal corporation, and that he as such City Manager, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the City of Sturgis by himself as City Manager.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(seal)

Tamera Love

Notary Public - South Dakota

My Commission Expires May 22, 2026

CONTRACT FOR PRIVATE DEVELOPMENT

THIS AGREEMENT made and entered into on this 21st day of September, 2020, between GUSTAFSON DEVELOPMENT COMPANY, LIMITED PARTNERSHIP, LLLP a South Dakota company (herein referred to as "DEVELOPER"), and the City of Sturgis, a municipal corporation and political subdivision of the State of South Dakota (herein after referred to as "CITY").

SECTION: The City of Sturgis created Tax Incremental District (TID) Number Eighteen by Resolution 2020-56 of the Common Council on September 21, 2020.

SECTION 2: The City of Sturgis approved the Project Plan for Tax Incremental District Number Eighteen by Resolution 2020-57 of the City Council on September 21, 2020.

SECTION 3: The tax incremental base value of property located in Tax Incremental District Number Eighteen as recorded by the Meade County Director of Equalization has a 2020 aggregate assessed value of FIVE MILLION ONE HUNDRED SIXTY THOUSAND SIX HUNDRED FIFTY-FIVE (\$5,160,655) DOLLARS.

SECTION 4: The CITY will provide internal financing through a loan from the General and Water Funds in the amount of \$1,490,000 to fund estimated project costs for construction of site improvements, including sidewalks, bike paths, curb and gutter, storm sewer, and other costs specified in the approved Project Plan referenced in Section 4 and 5 of that Plan. Specifically, under Compensation Developer Costs, the Project Plan authorizes a maximum of \$1,490,000 for the implementation of the project plan to construct public infrastructure and associated costs and thereby stimulate and develop the general economic welfare and prosperity of the CITY and State. The internal finance funds and all other costs to the CITY shall be repaid to the CITY utilizing tax increment revenue receipts from Tax Incremental District Number Eighteen.

- a. Project improvements to be constructed with TID funds shall conform to plans and specifications prepared and submitted to the City of Sturgis by the DEVELOPER by September 20, 2025 in conjunction with their development project. Official documents of record in this matter shall be those plans and specifications approved by the CITY in conjunction with issuing any and all project building permits, and these documents shall be maintained in the Office of the City Building Inspector. Further, all included site improvements shall be in full conformity with all applicable CITY codes and ordinances. The CITY may extend this deadline by providing written notice to DEVELOPER.
- b. All construction activity shall comply with so-called "State Bid Law" requirements in the same manner in which the City of Sturgis is required to bid and award construction projects. Specifically, it is a condition of this agreement that all provisions of South Dakota law regarding the expenditure of public funds are incorporated herein, and the requirements of Chapter 5-18A and Chapter 5-18B in the South Dakota Codified

Meeting Date: Planning Commission - Jun 02 2026

Agenda Item: Public Hearing for proposed Ordinance No. 2026-06 Chapter 153.052 Regarding Location Standards for Wireless Telecommunication Facilities.

Prepared By: Rick Bush, Director of Public Works

BACKGROUND INFORMATION:

At the May 5, 2026 Planning Commission meeting, staff introduced the potential use of a new zoning tool, Special Permitted Uses (SPUs), for defined wireless telecommunications facilities and certain home-based businesses. Because SPUs are a new land-use mechanism for the City and would require development of objective approval criteria and coordination with the City's newly arriving Planning Director, staff recommends that the broader SPU initiative be pursued after the Planning Director has completed initial orientation and can participate in that policy work.

The ordinance presented and noticed for the June 2 public hearing is narrower than the future SPU initiative. In reviewing potential wireless telecommunications facility siting options within the City, staff identified a specific issue in the City's existing wireless telecommunications regulations. Section 153.052(B) currently requires any wireless telecommunication facility to be located at least 750 feet from any existing structure.

That standard is difficult, and in developed areas may be impossible, to satisfy. It applies regardless of whether the nearby structure is residential, commercial, industrial, accessory, governmental, or utility-related. As a result, the existing standard can eliminate otherwise suitable nonresidential locations without distinguishing between sensitive residential land uses and ordinary structures located within developed commercial or public areas.

Ordinance No. 2026-06 would revise the existing location standard so that the 750-foot separation applies from the boundary of districts zoned residential, rather than from every existing structure.

The City's wireless telecommunications facility regulations are codified in Chapter 153 rather than in Chapter 156, the City's general zoning chapter. Nevertheless, the standards in Chapter § 153 are land-use and zoning in character. Chapter 153 regulates the placement, construction, and modification of wireless telecommunications facilities. Its stated purposes include furthering the goals and policies of the City's comprehensive plan, minimizing impacts on existing uses, ensuring compatibility with surrounding land uses, and promoting the location of telecommunications towers in nonresidential areas. Chapter 153 also requires wireless telecommunications facilities to comply with the setback requirements of the zoning district in which they are located.

South Dakota law authorizes municipalities to regulate the height, size, location, and use of buildings, structures, and land through zoning regulations. Because the proposed amendment changes a location standard governing where wireless telecommunications facilities may be placed in relation to residential zoning districts, staff is presenting the amendment through the zoning text-amendment process, including Planning Commission public hearing and recommendation before Common Council consideration. See SDCL §§ 11-4-1, 11-4-4, 11-4-8, and 11-4-12.

Federal law also preserves local governmental authority over decisions regarding the placement, construction, and modification of wireless communications facilities, subject to limitations including that local regulation may not prohibit or have the effect of prohibiting the provision of personal wireless services. The proposed amendment does not eliminate local siting regulation; it replaces an exceptionally broad separation requirement with a standard directed to residential zoning districts and residential land-use compatibility concerns. See 47 U.S.C. § 332(c)(7).

DISCUSSION:

Staff believes the current 750-foot-from-any-structure requirement is broader than necessary to address the land-use compatibility concerns identified in Chapter 153. A wireless telecommunications facility proposed in an otherwise appropriate nonresidential area may be precluded solely because it is within 750 feet of an unrelated industrial or commercial building, shed, utility structure, public structure, or other nonresidential improvement.

The proposed amendment retains meaningful residential protections. Wireless telecommunication facilities will remain prohibited in areas zoned residential. In addition, facilities located outside those districts will be required to remain at least 750 feet from the boundary of any district zoned residential.

The proposed amendment does not eliminate other standards in Chapter 153. Wireless telecommunications facilities will remain subject to applicable application procedures, structural-design requirements, underlying zoning-district setbacks, fencing, access, landscaping, lighting, visual-impact, inspection, and abandonment requirements.

Finally, the proposed amendment does not implement the broader SPU framework previously discussed by the Planning Commission. Staff anticipates that a future SPU initiative, if pursued, would involve a more comprehensive review of wireless telecommunications facility siting standards, eligible locations, objective certification criteria, separation from sensitive land uses, and the relationship between Chapters 153 and 156.

CODE REFERENCES:

- City Code Chapter 153, including §§ 153.001, 153.035, 153.036, 153.037, 153.052, and 153.053.
- SDCL §§ 11-4-1, 11-4-4, 11-4-8, and 11-4-12.
- 47 U.S.C. § 332(c)(7).

RECOMMENDATION:

Staff recommends that the Planning Commission conduct the public hearing and recommend approval of Ordinance No. 2026-06 to the Common Council.

ATTACHMENTS:

[ORDINANCE NO. 2026-06 - Chapter 153.052 Wireless Amendment - ETD Draft - 5-19-26](#)

Approved By:

Rick Bush, Director of Public Works

Status:

Approved - May 27 2026

ORDINANCE NO. 2026-06

AN ORDINANCE AMENDING SECTION 153.052 OF THE CITY OF STURGIS MUNICIPAL CODE REGARDING LOCATION STANDARDS FOR WIRELESS TELECOMMUNICATION FACILITIES

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF STURGIS, SOUTH DAKOTA, that Section 153.052 of the City of Sturgis Municipal Code is hereby amended, with underline indicating text to be added and ~~strikethrough~~ indicating text to be deleted, as follows:

Section 1. Amendment of Section 153.052.

Section 153.052 of the City of Sturgis Municipal Code is hereby amended to read as follows:

§ 153.052 LOCATION.

- (A) Wireless telecommunication facilities shall not be permitted in areas zoned residential.
- (B) Unless otherwise specifically provided within this chapter, any wireless telecommunication facility shall be a minimum of 750 feet from ~~any~~ structure the boundary of any district zoned residential.

Section 2. Repealer.

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 3. Severability.

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this ordinance.

Section 4. Effective Date.

This ordinance shall become effective following passage, approval, and publication as provided by law.

Adopted by action of the Sturgis Common Council this _____ day of _____, 2026.

CITY OF STURGIS

Tony Dargatz, Mayor Pro Tempore

(Seal)

ATTEST:

Ann Bertolotto, Finance Officer

First reading:

Second reading:

Adopted:

Published:

Effective:

Planning Commission STAFF REPORT



Meeting Date: Planning Commission - Jun 02 2026

Agenda Item: Consideration for a Use on Review at 3408 Davenport Loop, Sturgis, South Dakota to operate an in-home preschool program.

Prepared By: Casey Baldwin, Planner

BACKGROUND INFORMATION:

Applicant:

Kristin Bowen - Future Little Learners Academy

Request:

Use on Review for an in-home business (part time preschool)

Property Address:

3408 Davenport Loop, Sturgis, SD 57785

Legal Description:

Davenport Ranch Addition Lot 5 Block 2

Zoning District:

Medium-Density Residential Housing - MDR

Hearing Dates:

- **Planning Commission:** June 2, 2026, at 5:30 PM MT
- **Board of Adjustments:** June 15, 2026, at 6:30 PM MT

Summary of Request:

The applicant, Kristin Bowen / Future Little Learners Academy, has submitted an application for a Use on Review to operate an in-home preschool business at 3408 Davenport Loop.

The proposed use in an in-home preschool program serving a maximum of twelve (12) children ranging in age from three (3) years to five (5) years.

In-home preschool facilities are permitted in residential zoning districts subject to approval of a Use of Review by the Board of Adjustments, following the recommendation from the Planning Commission.

Proposed Business Operations:

Based on the submitted application, the proposed in-home business includes the following:

- Type of Use: In-home preschool
- Maximum Enrollment: 12 children
- Ages Served: 3 years to 5 years

- Hours of Operation: Mondays & Tuesdays 8:00 AM - 10:30 AM, Wednesdays & Thursdays 8:00 AM - 11:00 AM, Monday to Thursday 12:00 PM - 3:00 PM

Traffic and Parking:

- Parents are expected to drop off their children within a 10-minute window prior to the opening time of 8:00 AM every day and pick-up their children within a 10-minute window at/after the specific closing times per day.
- Traffic is expected to be intermittent during the pick-up and drop off windows and will be limited to passenger vehicles typical of residential use.
- The preferred parking will be in the driveway that allows spots for 3 vehicles. Additional parking, as needed, will be on the side street and/or front street.
- Drop off and pick-up are designed and planned to be quick and efficient.

Noise:

- Noise levels are anticipated to remain consistent with normal residential activity.
- Outdoor activities, if any, would occur during daytime hours.

Signage:

- No signage is proposed for the property.

Neighborhood Compatibility:

- The applicant has indicated that the preschool will operate in a manner that does not create nuisances, hazards, or adverse impacts to surrounding properties.
- The use is intended to remain subordinate to the residential character of the neighborhood.

Surrounding Land Use:

The surrounding area consists primarily of residential uses. The proposed in-home preschool is intended to function within the existing residential setting without altering the character of the neighborhood.

Public Notification:

In accordance with the City requirements, notice of the public hearing was mailed to property owners within 200 feet of the subject property. The notification described the proposed use, potential impacts, and provided the date, time, and location of the public hearings. A physical notice was also posted at the subject property.

DISCUSSION:

In reviewing a Use on Review application, the Planning Commission and Board of Adjustments consider whether the proposed use:

1. Is compliant with the surrounding neighborhood
2. Will not be detrimental to public health, safety, or welfare.
3. Will not create excessive traffic, noise, or parking issues.
4. Is consistent with the intent of the zoning district.
5. Can be conditioned, if necessary, to mitigate potential impacts.

Staff has reviewed the application and finds that:

- In-home preschool facilities are commonly considered compatible with residential neighborhoods when appropriately limited in size and hours.
- The proposed maximum enrollment of twelve (12) children is consistent with typical in-home preschool operations.
- Traffic impacts are expected to be minimal and limited to short drop off and pick-up time frames.

- No signage or exterior changes are proposed that would alter the residential appearance of the property.

Staff finds that the request, as proposed, meets the general intent of the Use on Review criteria, provided the operation remains consistent with the submitted application.

Should the Planning Commission recommend approval, staff suggests the following conditions be considered by the Board of Adjustments:

1. The in-home preschool shall be limited to a maximum of twelve (12) children.
2. Hours of operation shall be limited to Monday through Thursday, between 8:00 AM and 3:00 PM with designated closed/off hours around the lunch hour each day.
3. No signage related to the business is permitted on the property.
4. The use shall remain subordinate to the residential use of the property.
5. Any expansion of change in the scope of the business shall require additional review and approval.

CODE REFERENCES:

City of Sturgis Ordinance Chapter 156: Zoning (Previously Title 18)

BUDGET IMPACT:

None anticipated

RECOMMENDATION:

Based on the information provided in the analysis above, staff recommends approval of the Use on Review for an in-home preschool at 3408 Davenport Loop, subject to the recommended conditions or any additional conditions deemed necessary by the Board of Adjustments.

ATTACHMENTS:

- [3408 Davenport Loop - Floor Plan](#)
- [3408 Davenport Loop - Parking & Traffic Plan](#)
- [3408 Davenport Loop - Zoning Map](#)
- [3408 Davenport Loop - Plat](#)
- [Addresses within 200 ft - 3408 Davenport Loop](#)
- [Certified Mail Receipts \(for 3408 Davenport Loop\)](#)

Approved By:

Rick Bush, Director of Public Works

Status:

Approved - May 22 2026



FUTURE LITTLE LEARNERS ACADEMY HOME-BASED PRESCHOOL LAYOUT

Converted Garage Space

SAFE • STRUCTURED • LOW IMPACT

PROGRAM INFORMATION

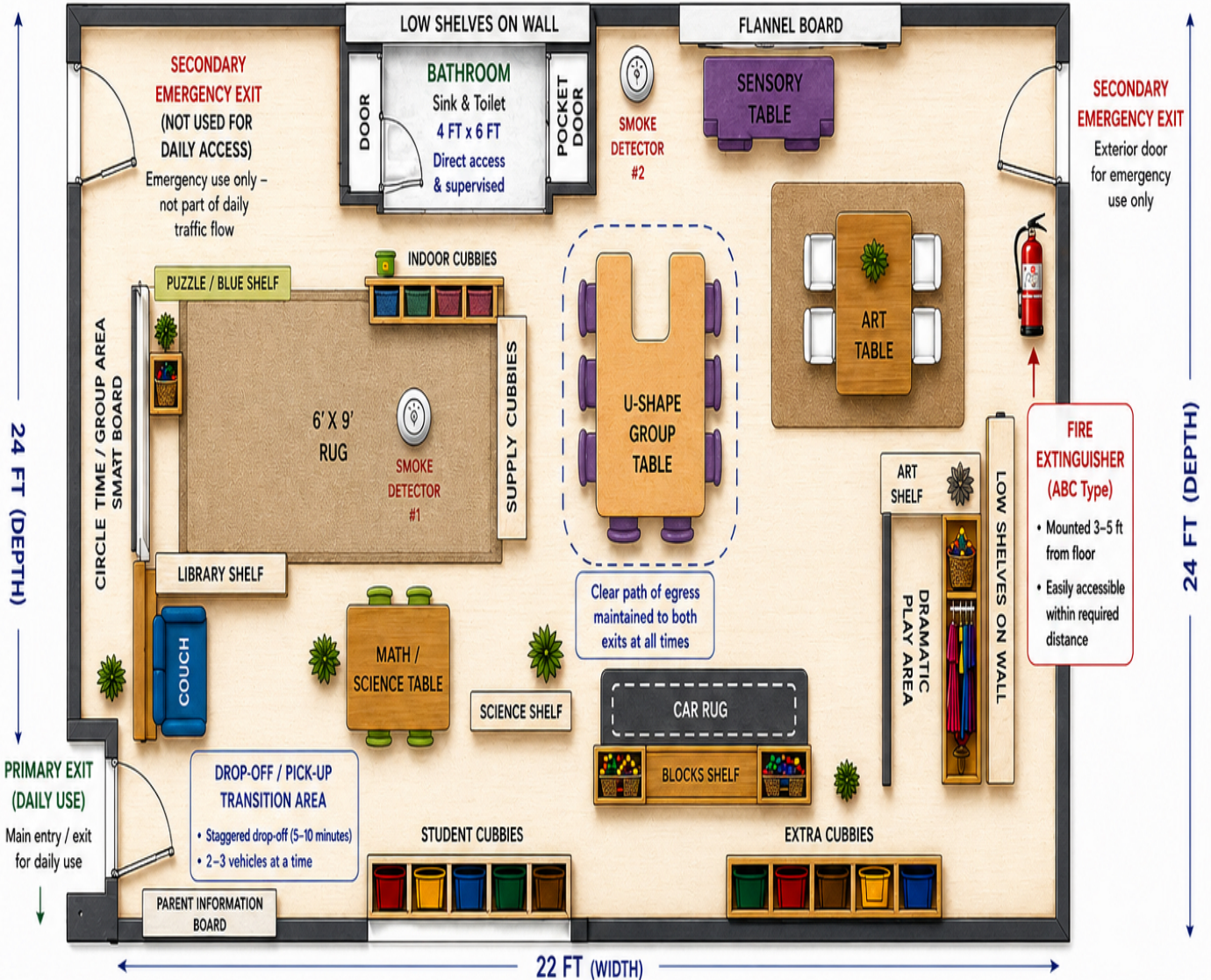
- Ages: 3-5 Years
- Class Size: 10-12 Children Max
- One Primary Teacher
- Session Length: 2.5 - 3 Hours

Small, part-time preschool program
(2.5 - 3 hour sessions)

FUTURE LITTLE LEARNERS ACADEMY

APPROX. SIZE: 22 FT (W) x 24 FT (D) = 528 SQ FT

CEILING HEIGHT: ~10 FT



LEARNING AREAS

- Circle Time / Group
- Dramatic Play
- Library / Quiet
- Blocks / Building
- Math / Science
- Sensory / Exploration
- Art / Creative

TRAFFIC FLOW

- Enter / Cubbies
- Main Learning Flow
- Bathroom Access
- Exit (Emergency)

KEY FEATURES

- Open layout for full visibility
- Defined learning areas
- Low shelves for safe access
- Easy access to bathroom
- Clear walking paths for safety
- Two exits for emergency access

SAFETY FEATURES

- Smoke Detectors (2)
 - #1 - Center of main room
 - #2 - Near bathroom area
- Fire Extinguisher (ABC Type)
- First Aid Kit (Stored in cabinet)
- Child-Safe Outlet Covers

NOTES

- All areas visible from any point in the room
- Designed for small group learning.
- Low impact • Daytime hours only.
- Promotes safety, structure, and kindergarten readiness.
- Clean, organized, and home-like.

EMERGENCY PLAN

Posted Near Entry

TWO EXITS

- Primary Exit (Daily Use)
- Secondary Exits (Emergency Only)

THIS SPACE IS DESIGNED AND OPERATED AS A SMALL, HOME-BASED PRESCHOOL PROGRAM WITH MINIMAL IMPACT ON THE NEIGHBORHOOD.



FUTURE LITTLE LEARNERS ACADEMY PARKING & DROP-OFF PLAN

SAFE • CONVENIENT • RESPECTFUL • LOW IMPACT

Page 5 of 44



CORNER LOT ADVANTAGE

- ✓ Wide street access
- ✓ Easy entry and exit
- ✓ Clear visibility
- ✓ Low traffic neighborhood

STREET PARKING (OPTIONAL)
Short-term drop-off/pick-up if needed

DRIVEWAY PARKING (PREFERRED)
3 SPOTS – PULL IN • DROP OFF • PULL OUT
Quick • Easy • Efficient

TRAFFIC FLOW

- ARRIVAL (DROP-OFF)**
- 1 Parent pulls into driveway
 - 2 Child exits vehicle
 - 3 Walks to entry door / transition area
 - 4 Parent leaves immediately

- DEPARTURE (PICK-UP)**
- 1 Parent pulls into driveway or street
 - 2 Child is released from transition area
 - 3 Parent exits promptly

PARKING OPTIONS

- DRIVEWAY (PREFERRED)**
 - 3 parking spots
 - Direct access to entry
 - Fast in and out
- STREET PARKING (OPTIONAL)**
 - Side street and front street available
 - For overflow only
 - Short-term drop-off and pick-up

IMPORTANT NOTES

- Drop-off and pick-up are quick and efficient.
- Please do not block driveways or mailboxes.
- Be mindful of speed limits and neighborhood safety.

OUR COMMITMENT

We are committed to maintaining a safe, respectful, and low-impact environment for our families, neighbors, and community.

FULL CLASS EXAMPLE (10-12 STUDENTS)
DROP-OFF (10 MINUTE WINDOW)

TIME	DRIVEWAY	STREET (IF NEEDED)	WHAT'S HAPPENING
0 - 3 MIN	3 CARS	1 - 2 CARS	First families arrive
3 - 6 MIN	3 CARS	1 - 2 CARS	First group leaves, next group arrives
6 - 10 MIN	2 - 3 CARS	1 CAR MAX	Remaining families arrive
TOTAL DROP-OFF TIME: UNDER 10 MINUTES - NO CONGESTION			

TIMING & OPERATIONS

- Drop-off window: 5-10 minutes
- Pick-up window: 5-10 minutes
- Small class size = minimal traffic
- No parking congestion
- No disruption to neighbors

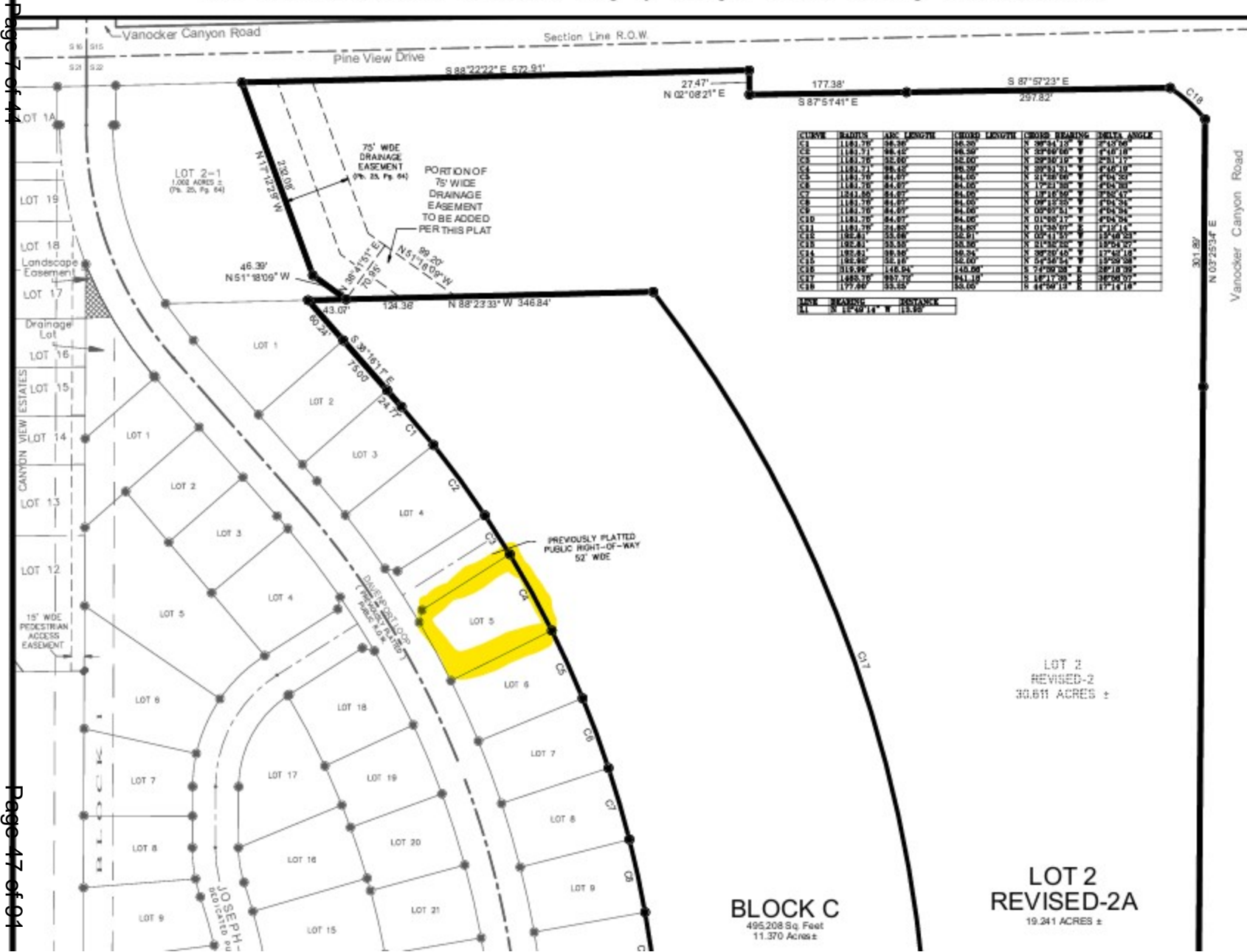
Page 45 of 91

♥ QUICK TRANSITIONS • SMOOTH TRAFFIC FLOW • HAPPY FAMILIES ♥



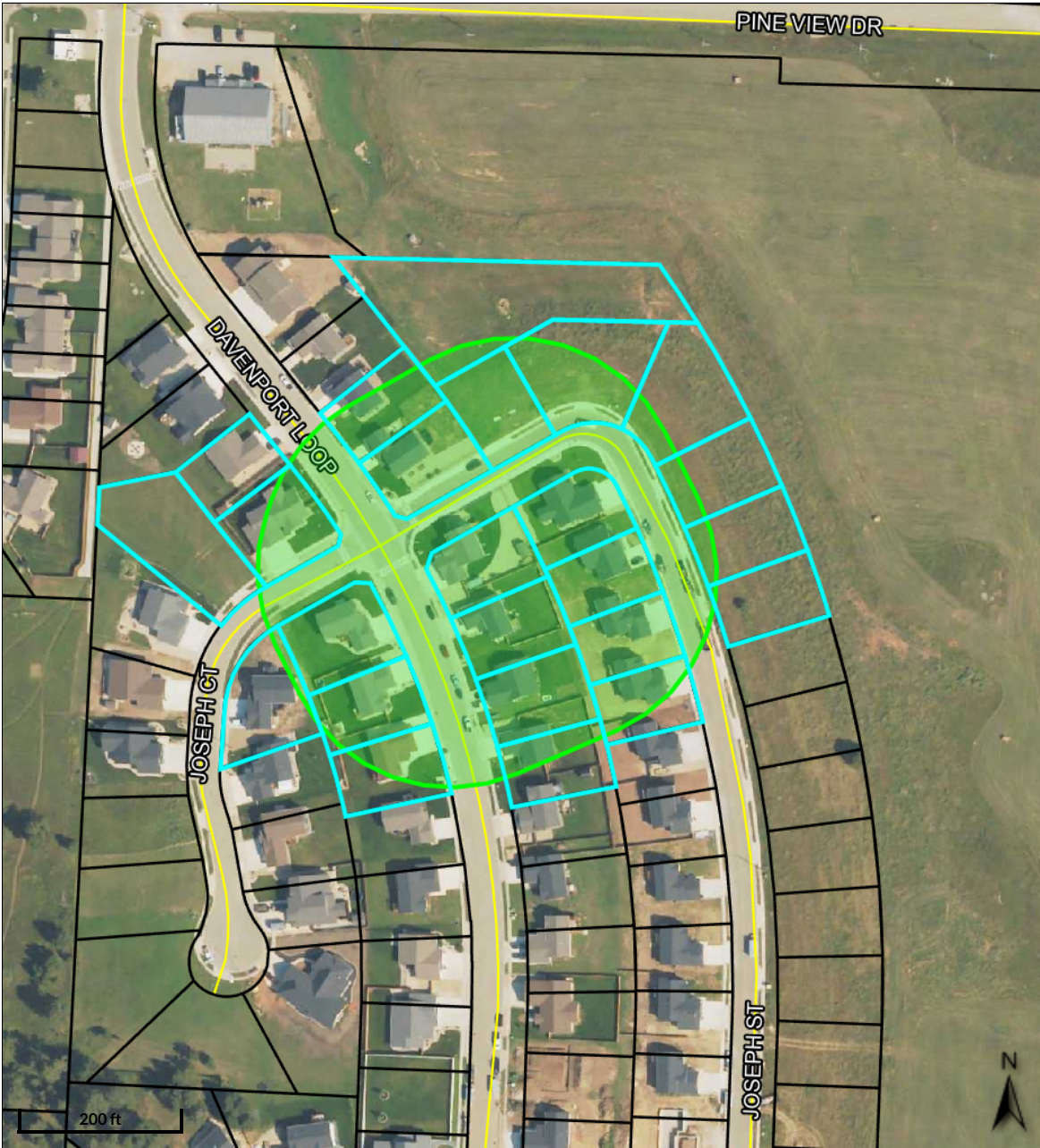
Preliminary Plat of
Block C, and Lot 2 Revised-2A.
All of Davenport Ranch Addition.

Formerly Lot 2 Revised-2 of Davenport Ranch Addition
Located in Section 22. All Located in NW 1/4 of Section 22,
T5N, R5E, Black Hills Meridian, City of Sturgis, Meade County, South Dakota.

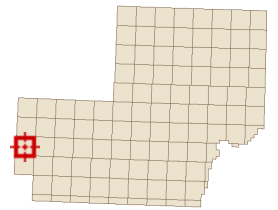


Page 7 of 14

Page 47 of 94



Overview



Legend

-  Parcels 2026
-  Roads

Date created: 5/12/2026
Last Data Uploaded: 5/12/2026 7:29:56 AM

Developed by  **SCHNEIDER**
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- Certified Mail Restricted Delivery **440695 P** \$ _____
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- Adult Signature Restricted Delivery \$ _____

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Kevin & Kristin Bowen
3408 Davenport Loop
Sturgis, SD 57785

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Chad & Kari Fischer
3413 Joseph St
Sturgis, SD 57785

STURGIS SD 57785

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Chet & Lauri Creamer
3407 Joseph St
Sturgis, SD 57785

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- Adult Signature Restricted Delivery \$ _____

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Heath & Hillary Smith
3427 Davenport Loop
Sturgis, SD 57785

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Kyle Washburn
3422 Davenport Loop
Sturgis, SD 57785



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Devon & Rachel Schumacher
3416 Davenport Loop
Sturgis, SD 57785



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IMPORTANT: Save this receipt for your records.

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OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postage

\$

Total Postage and Fees

\$

\$

Skyler & Tice McVay
3362 Davenport Loop
Sturgis, SD 57785



or Instructions

99 49TL2 HESE 0225 0T20 6956
4440598P
Page 65 of 91

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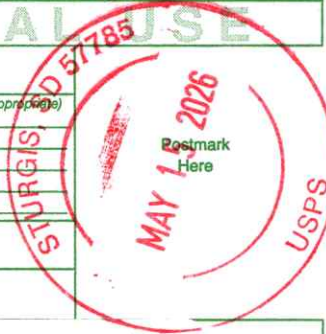
Postage

Total Postage and Fees

\$

\$

Michael & Rebecca Henry
3372 Davenport Loop
Sturgis, SD 57785



or Instructions

TS 49TL 4ESE 0225 0T20 6856
Page 67 of 91

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- Adult Signature Restricted Delivery \$ _____

Postage

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Total Postage and Fees

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Malia Sauer
3417 Davenport Loop
Sturgis, SD 57785

Instructions

44 4912 4E5E 0225 0T120 6R56

Page 69 of 91

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- Return Receipt (electronic) \$ _____
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- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postage

Total Postage and Fees

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Max & Amber Burgdoerfer
3430 Joseph Ct
Sturgis, SD 57785

or Instructions

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Page 71 of 91

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Page 72 of 91

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OFFICIAL RECEIPT
STURGIS, SD 57785

Certified Mail Fee

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- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postmark
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MAY 15 2026

Postage

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Total Postage and Fees

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Chad & Taryn
3411 Davenport Loop
Sturgis, SD 57785

See Reverse for Instructions

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Page 73 of 91

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Certified Mail Fee

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- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
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Postage

Total Postage and Fees

\$ _____

Nathan Jolley
3417 Joseph Ct
Sturgis, SD 57785

For Instructions

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Page 75 of 91

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Postage

Total Postage and Fees

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Donald & Anna Lanpher
PO Box 552
Sturgis, SD 57785



For Instructions

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Page 77 of 91

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Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$ _____
- Return Receipt (electronic) \$ _____
- Certified Mail Restricted Delivery \$ _____
- Adult Signature Required \$ _____
- Adult Signature Restricted Delivery \$ _____

Postage

Total Postage and Fees

Wayne & Marsha Anderson
3421 Joseph St
Sturgis, SD 57785



Instructions

EH 59TL HESSE 0225 0T20 6956

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Postage

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Caden & Delaney Packer
3431 Joseph St
Sturgis, SD 57785

For Instructions

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Planning Commission

STAFF REPORT



Meeting Date: Planning Commission - Jun 02 2026

Agenda Item: Consideration for a Use on Review at 2304 Colorado Dr, Sturgis, South Dakota to operate an in-home bakery business.

Prepared By: Casey Baldwin, Planner

BACKGROUND INFORMATION:

Applicant:

Jackie Todd

Request:

Use on Review for an in-home bakery business

Property Address:

2304 Colorado Dr, Sturgis, SD 57785

Legal Description:

Hillview Ext Lot 11 Blk 1

Zoning District:

Medium-Density Residential Housing - MDR

Hearing Dates:

- **Planning Commission:** June 2, 2026, at 5:30 PM MT
- **Board of Adjustments:** June 15, 2026, at 6:30 PM MT

Summary of Request:

The applicant, Jackie Todd, has submitted an application for a Use on Review to operate an in-home bakery business at 2304 Colorado Dr.

The proposed in-home bakery can also be defined as a cottage bakery where the food producer utilizes their home kitchens to bake, cook, candy, etc and the person(s) preparing the food are also the ones who also sell the goods.

The business will be operated by the applicant, Jackie Todd, and her daughters as a family operated in-home bakery.

In-home businesses such as a cottage bakery are permitted in residential zoning districts subject to approval of a Use on Review by the Board of Adjustments, following the recommendation from the Planning Commission.

Traffic and Parking:

- Traffic is expected to be intermittent during the day as customers stop by the property, pick up their items, and exit.
- Ample parking is available on the property driveway and should be sufficient to accommodate customer parking during pick up. Additional parking, as needed, will be on the street.

Noise:

- Noise levels are anticipated to remain consistent with normal residential activity.

Signage:

- No signage is proposed for the property.

Neighborhood Compatibility:

- The in-home bakery will not have any additional structures or stands placed outside of the residence.
- The applicant has indicated that the cottage bakery will operate in a manner that does not create nuisances, hazards, or adverse impacts to surrounding properties.
- The use is intended to remain subordinate to the residential character of the neighborhood.

Surrounding Land Use:

The surrounding area consists primarily of residential uses. The proposed in-home bakery is intended to function within the existing residential setting without altering the character of the neighborhood.

Public Notification:

In accordance with the City requirements, notice of the public hearing was mailed to property owners within 200 feet of the subject property. The notification described the proposed use, potential impacts, and provided the date, time, and location of the public hearings. A physical notice was also posted at the subject property.

DISCUSSION:

In reviewing a Use on Review application, the Planning Commission and Board of Adjustments consider whether the proposed use:

1. Is compliant with the surrounding neighborhood
2. Will not be detrimental to public health, safety, or welfare.
3. Will not create excessive traffic, noise, or parking issues.
4. Is consistent with the intent of the zoning district.
5. Can be conditioned, if necessary, to mitigate potential impacts.

Staff has reviewed the application and finds that:

- In-home bakery operations are commonly considered compatible with residential neighborhoods when appropriately limited in size and hours.
- Traffic impacts are expected to be minimal and limited to short customer pick up times frames.
- No signage or exterior changes are proposed that would alter the residential appearance of the property.

Staff finds that the request, as proposed, meets the general intent of the Use on Review criteria, provided the operation remains consistent with the submitted application.

Should the Planning Commission recommend approval, staff suggests the following conditions be considered by the Board of Adjustments:

1. No signage related to the business is permitted on the property.
2. The use shall remain subordinate to the residential use of the property.
3. Any expansion of change in the scope of the business shall require additional review and approval.

CODE REFERENCES:

City of Sturgis Ordinance Chapter 156: Zoning (Previously Title 18)

BUDGET IMPACT:

None anticipated.

RECOMMENDATION:

Based on the information provided in the analysis above, staff recommends approval of the Use on Review for an in-home cottage bakery at 2304 Colorado Dr, subject to the recommended conditions or any additional conditions deemed necessary by the Board of Adjustments.

ATTACHMENTS:

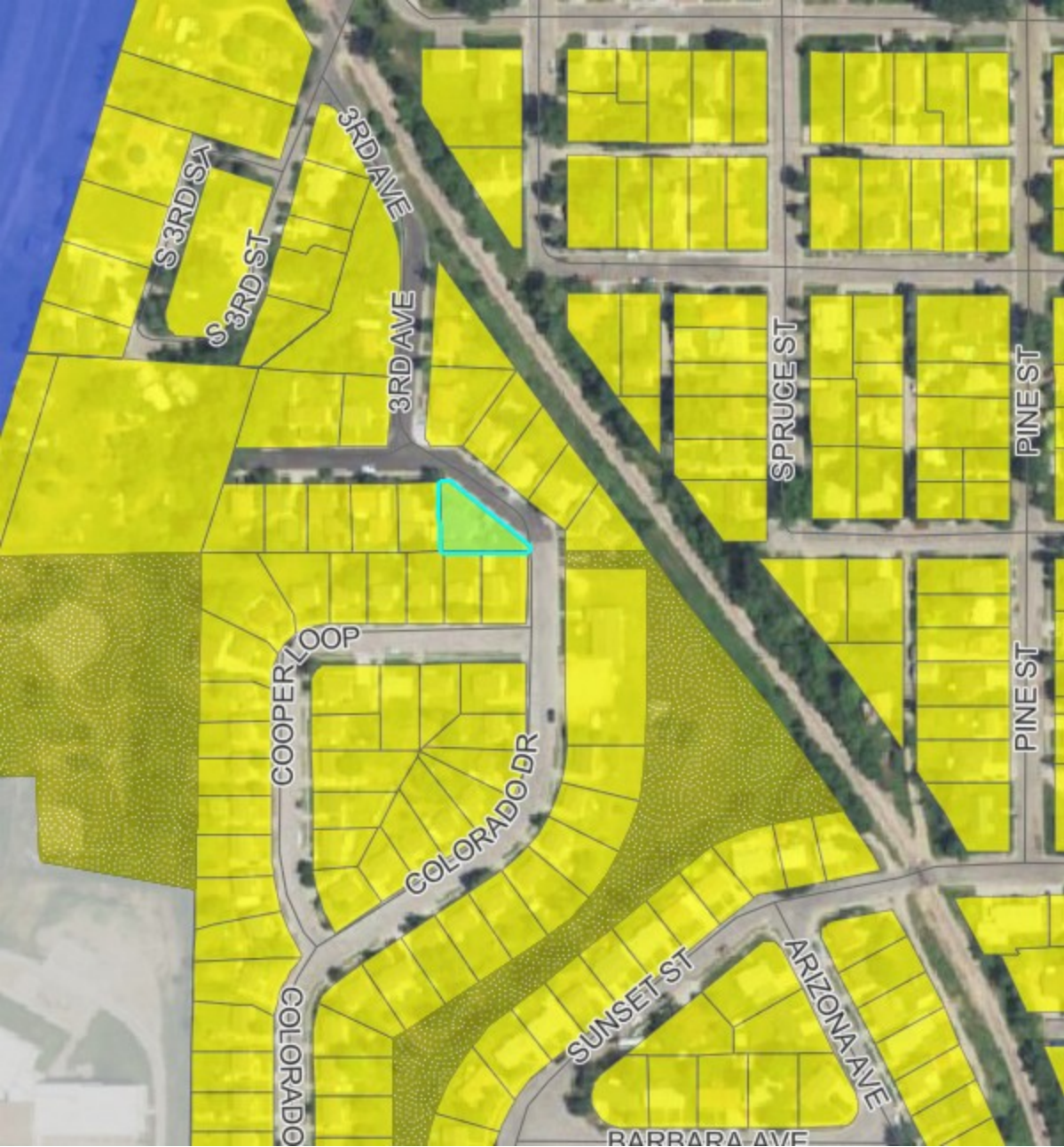
[2304 Colorado Blvd - Zoning Map](#)
[Notification Letter 2304 Colorado Drive](#)
[Addresses within 200 ft - 2304 Colorado Dr](#)

Approved By:

Rick Bush, Director of Public Works

Status:

Approved - May 26 2026



May 12, 2026

RE: Application for Use on Review – In-Home Business at 2304 Colorado Drive

Dear Property Owner,

The City of Sturgis has received a Use on Review application concerning property located at 2304 Colorado Drive, Sturgis, South Dakota. You are receiving this notice because City records indicate you own property within the notification area of the subject property.

The applicant, Jackie Todd, is requesting approval for a proposed in-home cottage bakery to operate from the residence. The request is being reviewed pursuant to the applicable provisions of Chapter 156 of the City of Sturgis Municipal Code governing home occupations and Use on Review applications.

Pursuant to Sturgis City Ordinance, notice is hereby provided to property owners within 200 feet of the subject property regarding the submitted Zoning Variance Application. Written comments may be submitted to the Planning and Permitting Department using the contact information below.

The Sturgis Planning & Zoning Commission will discuss this application and accept public comments during a public hearing.

When: Tuesday, June 2, 2026 at 5:30 PM

Where: Council Chambers, Sturgis City Hall, 1040 Harley-Davidson Way, Sturgis, SD 57785

Following the recommendation of the Planning & Zoning Commission, the Sturgis City Council will hold a formal public hearing prior to taking final action on the request.

When: Monday, June 15, 2026 at 6:30 PM

Where: Council Chambers, Sturgis City Hall, 1040 Harley-Davidson Way, Sturgis, SD 57785

A staff report and recommendation regarding the request will be available on the City's website under the "Meetings" tab.

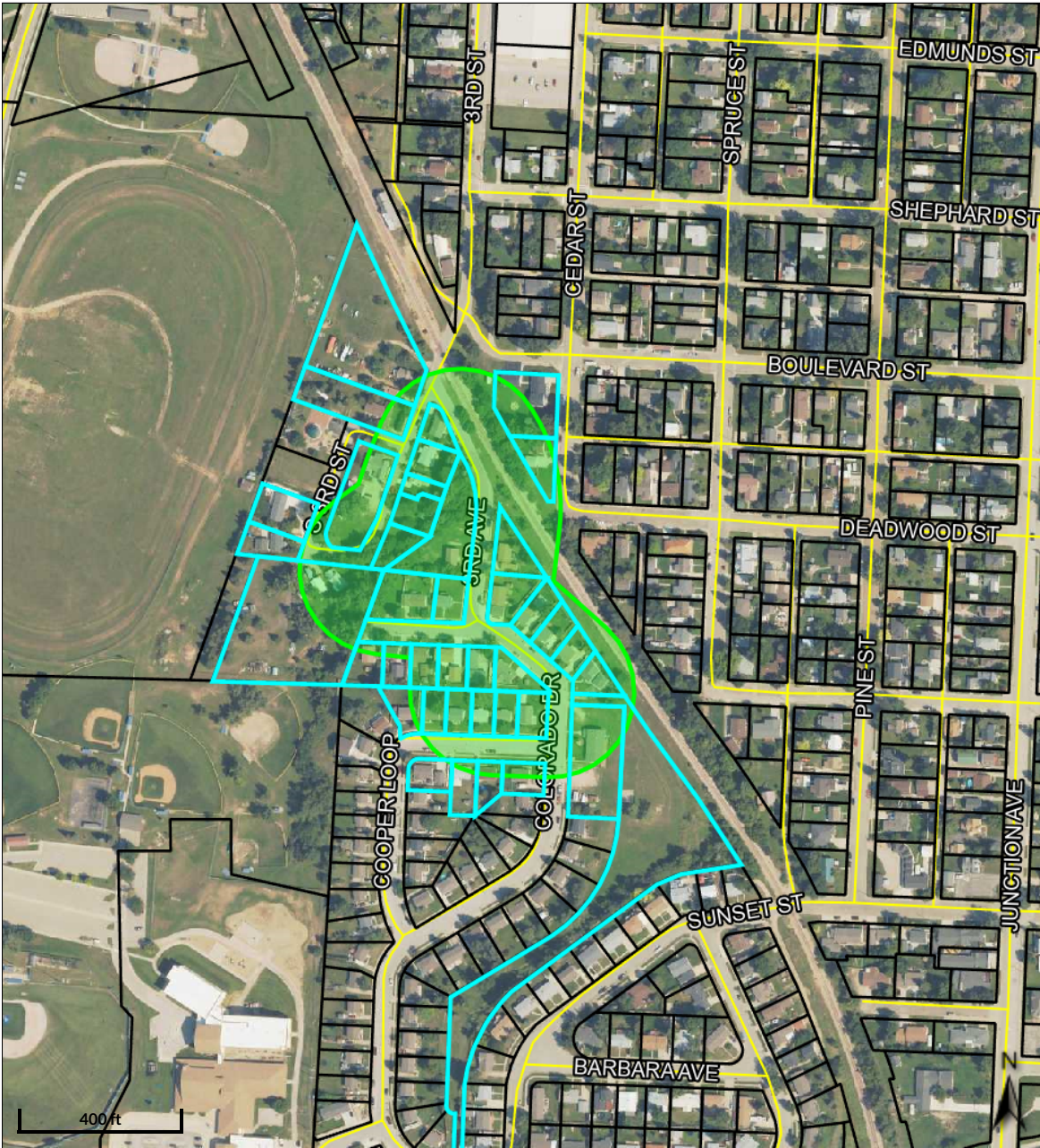
Written comments may be submitted to: Planning & Permitting Department
1057 Dudley Street
Sturgis, SD 57785

Interested persons may attend and speak at the public hearings and we encourage your participation in this public process.

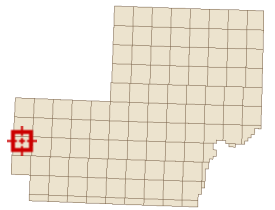
Best Regards,

Rick J. Bush

Rick J. Bush, CPWP-M
Director of Public Works
Office (605) 347-3916
rbush@sturgisgov.com



Overview



Legend

-  Parcels 2026
-  Roads

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