



1040 Harley-Davidson Way
Sturgis, SD 57785
605-347-4422

Planning Commission Report

Meeting Date: August 17, 2021
Agenda Item: Variance – Jacob Eckhardt
Prepared By: Laura Abernathy

Background Information:

The applicant has applied for a 0’ vs. a 5’ side setback to install a new carport at 1403 Moose Trail (Lot 19, Block 6 of the Deadman Enterprises Subdivision). The property is zoned as Medium-Density Residential Housing. In addition to the side setback variance, the applicant requests a variance to the hard surfacing requirements for the existing gravel driveway.

Cost, Benefit or Risks:

The installation of a carport is an allowable use in a residential district. Variances to the side setback have been considered and approved by the Planning Commission and City Council in the past. Variances to hard surfacing requirements for driveways are considered if the primary right-of-way access is not paved. Moose Trail is paved, so a variance to hard surfacing is not recommended by staff. There is no anticipated risk if a carport is installed at this location.

Landowner Notifications:

Neighboring landowner concerns: 31 official notifications were sent to the neighboring landowners within 200’ of the property. Those notifications resulted in the following results based on assessed property values:

No Response = 44.74% (15)

Approve = 52.04% (14, value includes property owned by applicant – 2.85%)

Disapprove = 3.22% (1)

Comments: *“Parking issues in this cul-de-sac are already an issue; especially in winter months. We do not want to lose more on street parking.”*

Budget Impact:

There is no significant impact to the city budget.

Staff Recommendation:

Staff recommends approval of the side setback variance request, but recommends that hard surfacing to Moose Trail be required.

City Manager Approval: _____

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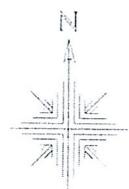
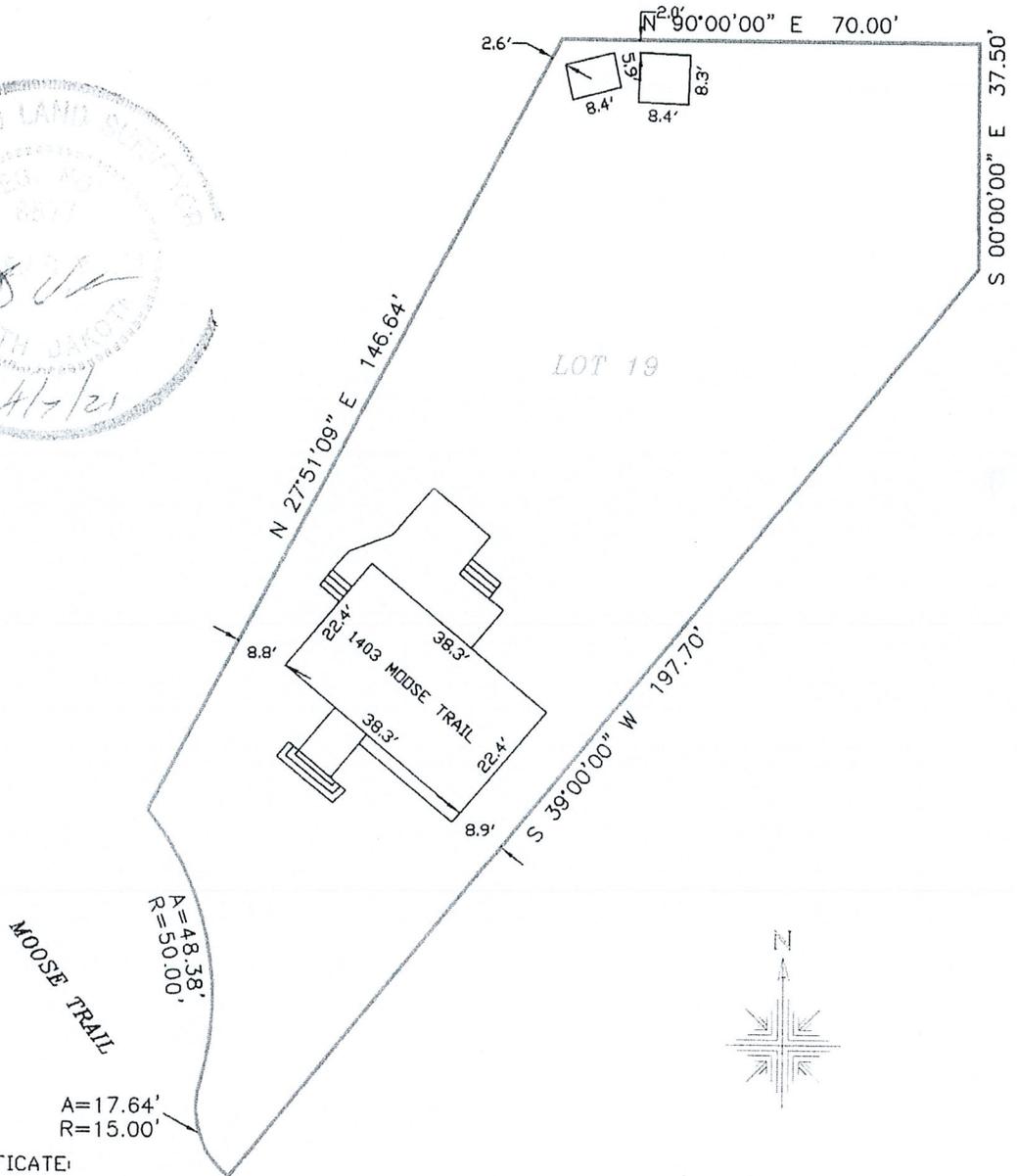


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LOT 19, BLOCK 6 OF THE DEADMAN ENTERPRISES SUBDIVISION,
CITY OF STURGIS, MEADE COUNTY, SOUTH DAKOTA



SURVEYOR'S CERTIFICATE:

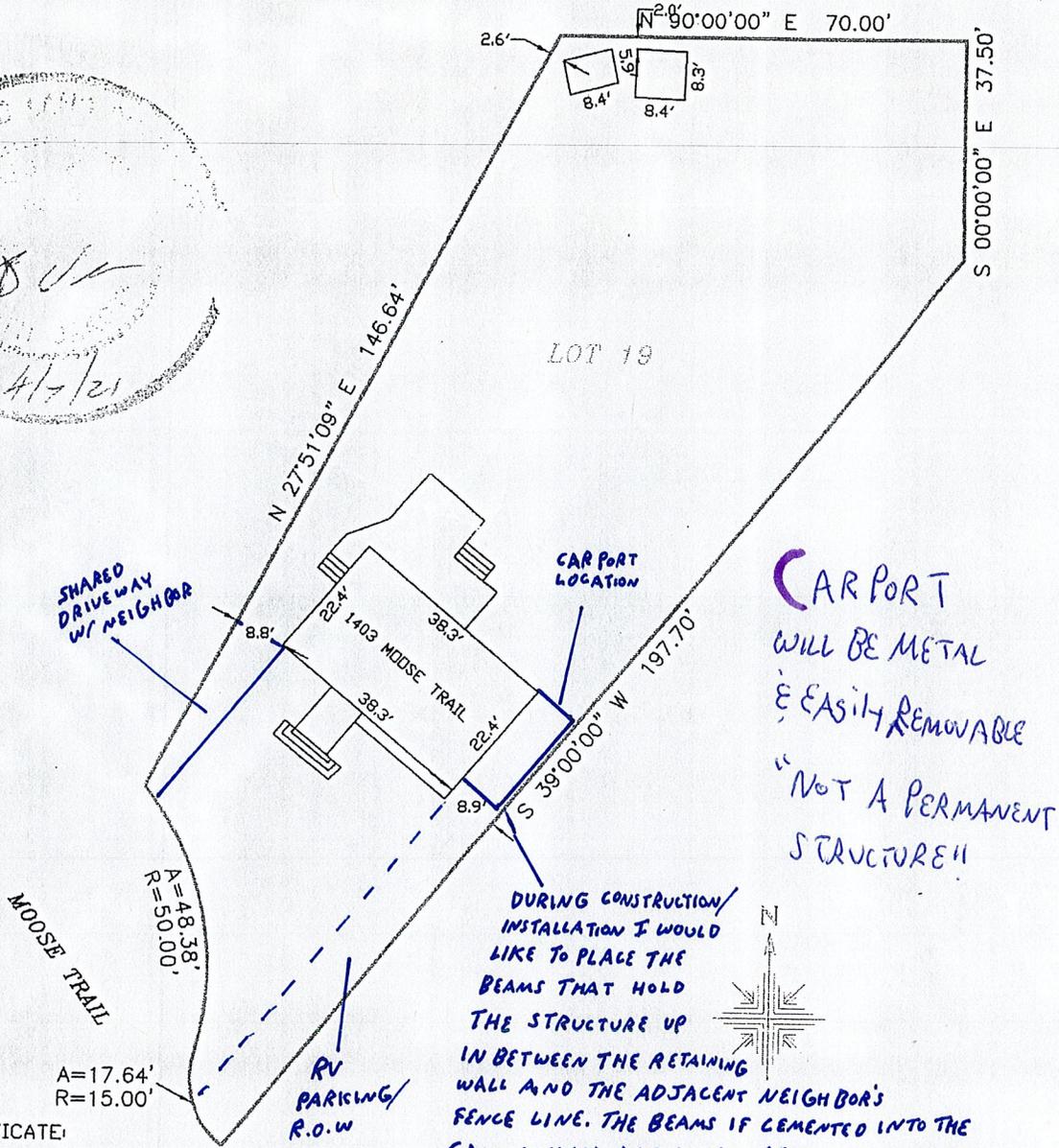
I HEREBY CERTIFY THAT THIS MORTGAGE LOAN INSPECTION REPORT'S SOLE PURPOSE IS TO OBTAIN MORTGAGE TITLE INSURANCE. THIS IS A MINIMUM SERVICE THAT YOUR LENDER REQUIRES FOR CLOSING YOUR LOAN. IT IS A LOCATION OF IMPROVEMENTS AND CURSORY CHECK FOR VIOLATIONS OR ENCROACHMENTS ONTO OR FROM THE SUBJECT PROPERTY BASED ON EXISTING BUT NOT CONFIRMED EVIDENCE. THIS DOES NOT CONSTITUTE A BOUNDARY SURVEY AND IS SUBJECT TO ANY INACCURACIES THAT A SUBSEQUENT BOUNDARY SURVEY MAY DISCLOSE. NO PROPERTY CORNERS WILL BE SET AND IT SHOULD NOT BE USED OR RELIED UPON FOR THE ESTABLISHMENT OF ANY FENCE, STRUCTURE OR OTHER IMPROVEMENT. NO WARRANTY OF ANY KIND IS EXTENDED THEREIN TO THE PRESENT OR FUTURE OWNER OR OCCUPANT.



Prepared By:
PONDEROSA LAND SURVEYS, L.L.C.
332A WEST MAIN ST.
LEAD, SD 57754
(605) 722-3840

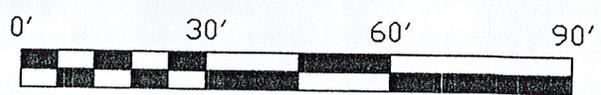
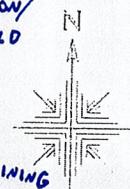
Date:	4/7/2021	MORTGAGE LOAN INSPECTION
Drawn By:	L. D. Vrem	
Project No.:	21-185	
Dwg. No.:	21-185.dwg	
		Certified to: Buyer: GRAYS INVESTMENTS LLC

LOT 19, BLOCK 6 OF THE DEADMAN ENTERPRISES SUBDIVISION,
CITY OF STURGIS, MEADE COUNTY, SOUTH DAKOTA



CAR PORT
WILL BE METAL
& EASILY REMOVABLE
"NOT A PERMANENT
STRUCTURE"

DURING CONSTRUCTION/
INSTALLATION I WOULD
LIKE TO PLACE THE
BEAMS THAT HOLD
THE STRUCTURE UP
IN BETWEEN THE RETAINING
WALL AND THE ADJACENT NEIGHBOR'S
FENCE LINE. THE BEAMS IF CEMENTED INTO THE
GROUND MAY ACT AS AN ADDITIONAL SUPPORT
SYSTEM TO HOLD UP SAID RETAINING WALL.



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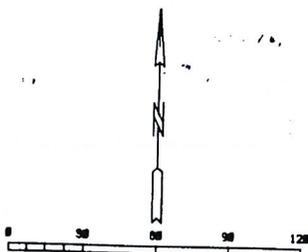
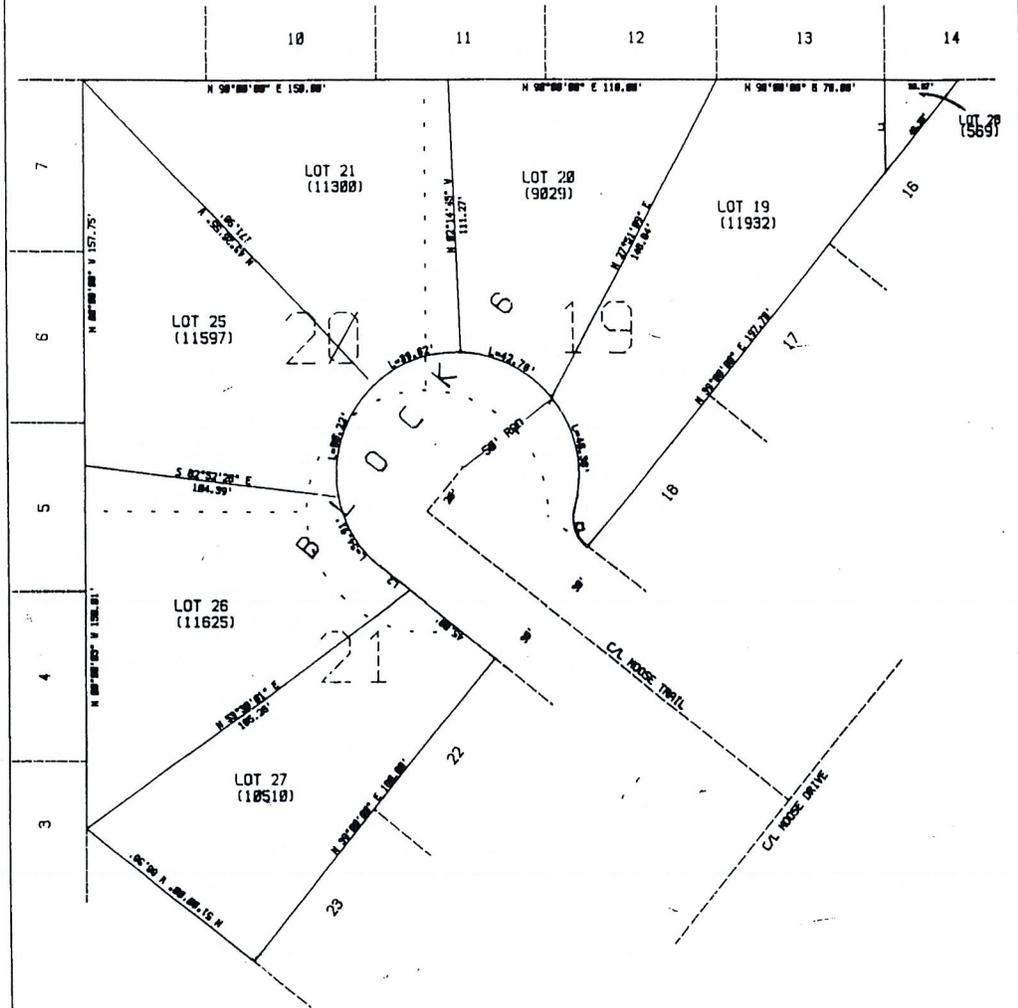
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MORTGAGE LOAN INSPECTION	
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PLAT OF

LOTS 19, 20, 21, 25, 26, 27, and 28, BLOCK 6, DEARMAN ENTERPRISES SUBDIVISION, a REPLAT of LOTS 19, 20, and 21, BLOCK 6, all located in LOT 6-1 of the E1/2, SEC. 16, T5N, R5E, B. H. M. CITY of STURGIS, SD.



LINE	DIRECTION	DISTANCE
L1	N 00° 00' 00" V	37.50
L2	N 51° 00' 01" V	15.00

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD	TANGENT
C1	67° 22' 49"	15.00	17.84	10.64	10.00



PB17P170