

City of Riders

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CITY OF



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Planning Commission Agenda

The City of Sturgis Planning Commission will hold their regular meeting on Tuesday, December 4, 2012 at 5:30 p.m. in meeting room A at City Hall. (Subject to changes announced at the meeting time.)

5:30 Call meeting to order
Approve minutes of October 2 and November 6 meetings

Agenda (subject to changes announced at meeting time)

1. Zoning Variance Application – 1515 Spruce Street

Owner/Representative: Krysti Schulz
1921 Lazelle Street
Sturgis, SD 57785

Action Required: Review & make recommendation to Council on December 17 to request a Public Hearing on January 21.

Description: S 10' Lot 3, Lots 4-5 Block 14, Bosworth Addition (1515 Spruce Street)

Purpose: Applicant owns a vacant single family home at this address. Owner wants to demolish the current home and move in a newer home that is currently located outside the city. The current home is located 9' from the front lot line. The replacement home will be placed on a new foundation located 15' from the front lot line. The elevation at the back of the lot drops off significantly and there is not adequate room to place the home back any farther than the proposed location. The current zoning in the area requires a 25' set back from the front lot line. The majority of homes in this area are less than 25' from the front lot lines. Permissions have been obtained from those within the required buffer zone.

Zoning: GR1 – General Residential 1

2. G.S.G.S., L.L.C. (Mike Strain) – Application for Zoning Amendment from R-2 to PUD based on previous developer agreement. (Item was tabled at the November 6 Planning & Zoning meeting and was also tabled at the November 19 City Council meeting)

Description: Lots 9, 10, and 11 of Block 3, Parcel No. 01.07.2H1 of the Palisades Subdivision.

Purpose: Amend the zoning in this location to PUD to enable the developer to proceed with Developer Agreement approved by City Council on October 15. Developer will provide additional information and overview of the proposed site plan.

Action Required: Review & make recommendation to City Council on December 17 at the Public Hearing.

3. Request for Use on Review – Black Earth LLC (Ken Price)

Owner/Representative: Ken Price
1151 Industry Road
Sturgis, SD 57785

Action Required: Review and make recommendation to City Council on December 17 to request a Public Hearing on January 21.

Description: Sturgis Industrial Expansion (16)

Purpose: Owner is in the process of building a manufacturing facility in the Industrial Park. He is requesting to build a 950 sq. foot residential area within his facility. The current zoning allows for a residence up to 1,000 sq.’ as a secondary use when approved thru a Conditional Use on Review. The Building Inspector has reviewed and approved the building plans.

Zoning: General Industrial

4. Grace Lutheran Church (Arvid Meland) – Application for Zoning Variance (Item was considered and tabled at the November 6 meeting).

Description: Placement of a 2’ x 2’ sign to be placed 2’ on the City R.O.W. at the corner of Junction and Sherman Streets. Property is currently being used as parking for Black Hills Harley-Davidson. Applicant has permission from the land owner and has obtained notification and required permissions from the required property owners within the 200’ radius.

Action Required: Review additional information and make recommendation to City Council on December 17 to request a Public Hearing on January 21. In the past, church signs have been allowed off-premise.

5. Plat Application – Sturgis Economic Development Corp.

Action Required: Preliminary review of a re-plat in the Industrial Park. Committee will review a preliminary plat only. No recommendation will be made until a final plat is submitted.

Description: Lot 2B Revised, Lot 2E and Lot 2F Revised of the Industrial Park.

The SEDC is requesting a re-plat of an existing parcel (2B Revised) in the Industrial Park. This parcel currently contains a large area of drainage on the back side of the lot. This parcel is being sold and the drainage area is to remain the property of SEDC (added to Lot 2E). The new plat will also shift the eastern boundary approximately 20' to the east (shrinking Lot 2F) to allow access to the rear of the lot. Lots 2B Revised and Lot 2F Revised to the east both contain structures. The shift in the eastern boundary of Lot 2B Revised will still allow for a 25' setback from the property lines on both affected lots. The new parcel will be approximately 1.24 acres. All surrounding property within the 200' boundary is owned by SEDC. A preliminary plat has been created and will be presented for initial review and comment.

Zoning: General Industrial

Other Items: 2013 appointments