

*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, May 7, 2013 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 April 2, 2013.  
Update on Council actions related to Planning & Zoning

**Agenda Items** (subject to changes announced at meeting time)

### **1. Use on Review – Tow Tec Towing & Recovery**

**Owner/Representative:** Douglas J. Hemenway  
20541 Crook Mt. Rd.  
Whitewood, SD 57793

**Description:** Interstate Industrial Park, Subdivision Lot B  
3441 Whitewood Service Road

**Zoning:** General Commercial

**Purpose:** Applicant would like to operate an automotive impound lot at this location. An impound lot is a non-conforming use in this zone.

This property is currently owned by Daryn Werlinger who operates Paintgods, L.L.C. Mr. Werlinger has agreed to lease a portion of his existing lot located at this location to the applicant for use as an impound lot. [The impound lot would be located on the west side of the existing business. This area is not currently paved; however, the owner has agreed to pave whatever portion is to be used within a designated time frame as dictated by the Planning Commission.](#)

Required notifications from neighboring property owners have been obtained and the application fee has been paid. [Staff has no objection to this use or location.](#)

**Action Required:** Review & make recommendations to Council.

**2. Variance** – Waiver of requirement to hard surface off street driving and parking area.

**Owner/Representative:** Dennis Iverson  
1600 Cedar Street  
Sturgis, SD 57785

**Description:** Potter's 1<sup>st</sup> Addition N 90' Lots 13 – 15, Lot 16 less E 10' of North 90' Block 11.

**Zoning:** **General Residential 1**

**Purpose:** Applicant built a 12' x 16' semi-permanent structure at this residence to serve as a storage area for a vehicle and other personal property. There are three areas of concern with this property; however, only one of the 3 items can be addressed by the Planning & Zoning Commission.

Items 1 & 2 are outside the scope of the Planning & Zoning authority [and will be addressed separately by the Council:](#)

1. Applicant constructed the building without a building permit.
2. Applicant did not build the structure to meet International Building Code (inadequate footings, non-engineered trusses).

Planning Commission item for consideration:

3. The applicant is requesting a variance so he does not need to hard surface the driveway and parking area from the property line to and including the parking area (approximately 30'). Title 18 requires a hard surface for all off street driving and parking areas.

Photos are provided. Required notifications from neighboring property owners have been obtained and the application fee has been paid. [Staff recommends denial of this request until the property is brought into compliance with required building codes.](#)

**Action Required:** Review & make recommendations to Council.

**3. Variance** – Fence encroachment into right of way.

**Owner/Representative:** Jim Mason – Gold Pan Pizza  
1133 Main Street  
Sturgis, SD 57785

**Description:** Original Town, Lot 8 & 9, Block 16.

**Zoning:** General Commercial (zero set back on the alley)

**Purpose:** There is currently a fence at the rear of the building, in the alley, that encroaches 18" into the right of way [and does not allow adequate room for storage of the trash receptacle.](#) See photos.

**Action Required:** Review & make recommendation to Council. Staff recommends approval only if a written agreement is made with an adjoining land owner who is willing to allow the trash tote to be placed on their property.

**4. Variance –** Waiver of requirement to pave driving and parking area at a commercial business in the Industrial Park.

**Owner/Representative:** Sturgis Economic Development Corp.  
2885 Dickson Drive  
Sturgis, SD 57785

**Description:** Lot 1 of Tract A, Lot SD-1, Sturgis Development Subdivision.

**Zoning:** General Industrial

**Purpose:** This site located at 1110 Industry Road was formerly used by Butte Electric for their maintenance shop. SEDC is proposing to build a new 5,000 square foot, 4-unit spec building to be used as an industrial incubator at this location. The entire lot is currently graveled. There is a large gas line easement running directly through the lot. The easement is to Williston Basin Gas. Williston Basin will not allow paving to be placed over this easement area due to the nature of the pipeline contents. See related maps showing the size and location of the easement.

Due to this topographical element, SEDC is requesting a variance to the hard surface requirement. They are requesting use of an alternative hard surface material over the area of the gas line trench. The application fee has been paid and approvals have been obtained. Staff Recommendation: To maintain the use of this parcel and to make sure the Industrial Park remains a viable and aesthetically pleasing area for future businesses, the staff recommends approving the application for use of alternative hard surface material equivalent to an asphalt milling material for the pipeline area.

**Action Required:** Review and make a recommendation to Council.

**5. Plat –** Re-plat of Jenter Subdivision

**Owner/Representative:** George Jenter  
1010 Ball Park Road  
Sturgis, SD 57785

**Description:** Lot 12 of Jenter Subdivision, Sturgis, Meade County

**Zoning:** Mobile Home 2

**Purpose:** Applicant is requesting a re-plat to separate his private residential property from his commercial mobile home park. City staff has reviewed the request and a Developer Agreement has been drafted to address the following items: Ellen Street paving must be completed within the dedicated area of the plat. The City will include the paving in our next paving program and a 5 year assessment will be levied against the property owner. All trailers currently located in the courts may remain, however, if a different mobile home is brought in, it must meet the set back requirements and all other stipulations as dictated by City Ordinance.

The City will continue to provide snow removal and other street maintenance on Ellen Street. [Staff recommends approval of this plat request.](#)

**Action Required:** Review and make a recommendation to Council.

**All other agenda items:**

There are no annual Use on Review applications to be considered at this time.

The next meeting will be scheduled for June 4. At that time, new appointments will be made for a new Council representative and those members with expiring terms.