

City of Riders

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CITY OF



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Planning Commission Agenda

The City of Sturgis Planning Commission will hold a meeting on Tuesday, March 4, 2014 at 5:30 p.m. in meeting room A at City Hall. (Subject to changes announced at the meeting time.)

Agenda Items

1. Preliminary Plat – Applicant(s): Megan Brown 2005 Meadowlark Drive, Sturgis

Owner/Representative: Shanon Vasknetz (Surveyor)

Description: Preliminary plat of Lot 23N-A and Lot 23N-B of the Murray Tract #1, (formerly Lot 23N of the Murray Tract #1) Located in the SW1/4SW1/4 of Section 9, T5N, R5E, B.H.M., Meade County, South Dakota.

Zoning: GR-2

Purpose: To split lot 23N into two parcels which will allow the option of selling the vacant lot for a building site.

Action Required: Review plat and make recommendations for final plat.

2. Preliminary Re-Plat – Applicant(s): SRP Properties, LLP

Owner/Representative: Shanon Vasknetz (Surveyor)

Description: Owners would like to split former Lot 49 into two parcels (SRP-1 and SRP-2) to allow for SRP-2 to become a building site for a future 4-plex. In addition, the owners would like to combine lots 50, 50B, 51B, 61B and 61R into Lot SRP-3.

Zoning: GR-2

Purpose: To split lot 49 into two parcels which will allow for a building site on the new SRP-2 lot. In addition the new SRP-3 lot will combine several smaller lots into one.

Action Required: Preliminary review only.

3. PUD Preliminary Plat Review – Applicant(s): GSGS, LLC – Palisades

Owner/Representative: Mike Strain

Description: Review of preliminary plat for Lots 6-10 of Block 2, Lots 1-5 Block 3, Lots 1A, 1B, 2A, 2B, 3A, 4A, 4B, 5, 6, 7, 8, 9R, 10R-A, 10R-B, 11R-A and 11R-B, Block 4 of Palisades Subdivision.

Zoning: PUD

Purpose: Preliminary review.

Action Required: Review and provide comments.

4. Information Item: Request for Preliminary Zoning Amendment and Preliminary Plat – Applicant(s): Vanocker Canyon Meadows, LLP.

Property is located between Junction Avenue and Vanocker Canyon Road.

Owner/Representative: Shanon Vasknetz (Surveyor)

Description: Owners of Parcel 01.47.0BR are requesting a zoning amendment for a portion of this property (re-platting into two parcels) from General Residential 1 to Highway Service. Upon approval of the re-zone, the eastern most piece will be sold and re-platted into 01.41.08C which is already zoned Highway Service. Applicant representative will provide exhibits at the time of the meeting. This is an information item only. The application process has not been completed.

Zoning: GR1 to Highway Service

Purpose: Sale and development

Action Required: review and comment only.

5. Consideration of Truck Route Designation – Applicant(s): Dave Wilson

Owner/Representative: NA

Description: Applicant is requesting the Planning & Zoning Commission to consider designating a portion of Dixon Drive, Vanocker Canyon Road and Junction Avenue as a designated Truck Route.

Zoning: Highway Service

Purpose: Applicant will present information regarding this request.

Action Required: Consideration and recommendation to Council.

Conditional Use on Reviews:

Review of King of the Mountain, 3572 Mayer Ave. Use of second story living quarters in Industrial Park. Staff: Still in use with no problems reported.

Review of Maynard Rude, 602 Blanche Street. Operating a motorcycle repair shop out of a residence. Staff: Still in use with no problems reported.

Review of Dogwood Lodge, Inc. 955 Pineview Drive. Operating a dog grooming and boarding business in Highway Service. Staff: Still in use with no problems reported.

Next regular meeting date: Land use presentation March 24 at 5:30 in the Meade Room at the Sturgis Community Center.