

*City of Riders*

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*Planning Commission  
Agenda*

The City of Sturgis Planning Commission will hold a regular meeting on Tuesday, January 6, 2015 at 5:30 p.m. in the front conference room at City Hall, 1040 2<sup>nd</sup> Street, Sturgis SD.

5:30 Call meeting to order  
Approve minutes of December 16, 2014

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

**1. Zoning Amendment – Applicant(s):** Baron Properties, 1101 Ball Park Road

**Description:** Request to change zoning from General Residential 1 to Multi-Family.

**Action Required:** Review and make a recommendation to City Council. (January 20 Council Meeting).

**2. Variance – Applicant(s):** Jeff & Lisa Gorman, 1831 Sherman Street

**Description:** Applicant is requesting permission to make repairs to a secondary cottage structure located within the Highway Service zone in excess of 50% of value.

**Action Required:** Review and make a recommendations to Council for January 20 Public Hearing.

**3. Zoning Amendment – Applicant(s):** J&P Cycles, 1603-1661 Main Street, Sturgis

**Description:** Request to change zoning of this block from General Residential to Highway Service.

**Action Required:** Review and make a recommendation to City Council. (January 20 Council Meeting).

**4. Vacate:** Glover Investments, LLC. (this item was tabled at the December 2 meeting)

**Description:** The applicant has submitted a petition to Sturgis City Council to vacate a designated area of alley located in Block J of Glovers 2<sup>nd</sup> Addition (between S. Baldwin Street and Romey Street). This area contains .135 acres. The applicant is the property owner on both sides of the alley.

**Action Required:** Review and make a recommendation to City Council. (January 20 Council Meeting).

**5. Variance – Applicant(s):** Jeremy Coyle representing Clark Sowers/BH Laundry at 2014 Main Street

**Description:** Applicant is requesting a 10' variance to the rear setback of this property in order to build a new laundry facility. Property within the Highway Service zone is required to have a 15' rear setback.

**Action Required:** Review and make a recommendations to Council for January 20 Public Hearing.

**6. Use on Review – Applicant(s):** NEXT, Inc. representing Bruce Eide/Indian Sturgis at 2130 Main Street

**Description:** Applicant is requesting permission for a private residence to be located on the second story of a building that is currently under construction. A private residence is allowed as part of a retail business within the Highway Service zone if granted under a Use on Review.

**Action Required:** Review and make a recommendations to Council for January 20 Public Hearing.

**7. Preliminary Plat – Applicant(s):** Mike Strain - Palisades

**Description:** Consideration of a preliminary plat for the Palisades sub-division.

**Action Required:** Preliminary - Review only.

**8. Re-Plat – Applicant(s):** Cindy Iverson – 1210 Industry Road, Sturgis

**Description:** Re-plat of property located in the Industrial Park.

**Action Required:** Review and make a recommendations to Council for January 20 meeting. This item will require a developer agreement for hard surfacing as shown on survey exhibit.

All other items brought before the Planning & Zoning Commission by the public.