



## *Planning Commission Agenda*

The City of Sturgis Planning Commission will hold a meeting on Tuesday, October 6, 2015 at 5:30 p.m. in the front conference room at Sturgis City Hall, 1040 Harley-Davidson Way, Sturgis SD.

5:30 Call to order

Approve the Minutes from September 9, 2015 meeting

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

### **1. Variance – Phil-Town Inn (Guy Edwards)**

Request for a variance to the side setback for property located at 2431 Junction. The owner wants to re-plat the current property into two new parcels which would require a zero setback at the adjoining wall. Property located within the Highway Service Zone requires a 10' side setback.

**Action Required:** Consider request and make a recommendation to the Sturgis City Council.

### **2. Variance – Mike and Sheila Forsythe**

Request a variance to the front setback for property located at 2550 Belair Drive. The purpose of the variance is to allow the owners to construct a permanent roof over an existing deck. Residential property within the Low Density zoning requires a 25' setback. The roof would encroach 7' into the front setback.

**Action Required:** Consider request and make a recommendation to the Sturgis City Council.

### **3. Re-Plat – Casey Dahl**

Plat to split existing Lot X of the SW1/4 of the SW1/4 of Section 3, Township 5 into two parcels to be named X-1 and X-2. Located at 911 Sly Hill Road within the Sturgis City limits.

**Action Required:** Consider and make a recommendation to the Sturgis City Council.

### **4. Final Plat – Dolan Creek, LLC**

Final plat of Phase I of Dolan Creek Estates. Lots 1-17 of Block 1; Lots 1-9 of Block 2; Lots 1-22 of Block 3. Per Developer Agreement of TIF#12.

**Action Required:** Consider and make a recommendation to the Sturgis City Council.

**5. Re-Plat – Richard Schieffer**

Plat to move an existing lot line on Lot HC-1 Revised and Lot HC-2 of Lazy 'S' Subdivision located outside the City limits but within the 3-mile platting jurisdiction of the City of Sturgis.

**Action Required:** Consider and make a recommendation to the Sturgis City Council.

**6. Re-Plat – JD Lawson, Sturgis RV Park**

Re-Plat to consolidate the following into one tract (Tract A of SRVP Subdivision): Lot 4E of Parks Subdivision; Lot F of Northwest Addition; Lots 11-13, Block 2 of Northwest Addition and Lots 14-16, Block 2 of Northwest Addition.

**Action Required:** Consider and make a recommendation to the Sturgis City Council.

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



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