

## *Planning Commission Agenda*

The City of Sturgis Planning Commission will hold a meeting on Tuesday, July 7, 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 June 2, 2015 meeting

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

### **1. Plat – City of Sturgis, Airport**

Platting numerous lots and tracts into one large parcel that consists of the airport property and one parcel that lies across from the airport. This property is within Sturgis City limits.

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

### **2. Plat – Black Hills Power**

Re-plat Lot G2 to split into two parcels, G2-1 8.13 acres and G2-2 3.52 acres. Zoned General Industrial.

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

### **3. Preliminary Plat – Casey Dahl**

Preliminary plat of Lot X-1 and Lot X-2 of Section 3.

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

### **4. Variance – Park Avenue Car Wash, 2311 Park Avenue**

Request permission to have less than 10% of the parcel landscaped. Title 18 Article IX Landscape Regulations requires 10% of a lot located within the Highway Service Zone to be landscaped with living plant material. Applicant currently meets this requirement but he is requesting permission to hard surface the landscaped area around the sign.

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

**5. Variance – George Ritchie, 989 Dudley**

Request for permission to have more than one primary use (residence) building on one parcel. Zoned Medium Density.

**Action Required:** Discussion and recommendation to Sturgis City Council.

**6. BID District Consideration – Mark Miklos, 1045 Junction Avenue**

Consideration for request to replace temporary sign poles at seasonal business with permanent poles. Title 18 regulates signage within the BID District.

**Action Required:** Discussion and approve/disapprove.

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