

Planning Commission

STAFF REPORT



Meeting Date: Planning Commission - Oct 06 2026

Agenda Item: Consideration for a Use on Review at 2167 Ferguson Dr, Sturgis, South Dakota to operate an in-home sharpening business.

Prepared By: Casey Baldwin, Planner

BACKGROUND INFORMATION:

Applicant:

Dustin Hoiten

Request:

Use on Review for an in-home sharpening business

Property Address:

2167 Ferguson Dr, Sturgis, SD 57785

Legal Description:

9-5-5 Ferguson Plat Lot 2 of Lot A SESW

Zoning District:

Low-Density Residential Housing - LDR

Hearing Dates:

- Planning Commission: October 6, at 5:30 PM MT
- Board of Adjustment: October 19, at 6:30 PM MT

Summary of Request:

The applicant, Dustin Hoiten, has submitted an application for a Use on Review to operate an in-home sharpening business at 2167 Ferguson Dr.

The proposed use is to utilize the garage/workshop space on the property as well as an enclosed trailer for business operations.

The proposed at-home business is permitted in residential zoning districts subject to approval of a Use on Review by the Board of Adjustment, following the recommendation from the Planning Commission

Traffic and Parking:

Business is anticipated to have 5 to 15 customers per week that will stop by the subject property for picking up or dropping off items.

Traffic will be intermittent and irregular during normal business hours.

The two driveways provide space for multiple parked vehicles

Noise:

Noise levels are anticipated to remain consistent with normal residential activity. Any noise generated by business operations are to be contained within the enclosed spaces.

Signage:

No signage is proposed for the property.

Neighborhood Compatibility:

The applicant has indicated that the business will operate in a manner that will not create nuisances, odors, safety hazards, or adverse impacts to the surrounding properties.

The use is intended to remain secondary to the residential use of the property.

Surrounding Land Use:

The surrounding area consists primarily of residential uses. The proposed business use is intended to function within the existing residential setting without altering the character of the neighborhood.

Public Notification:

In accordance with City requirements, notice of the public hearing was mailed to property owners within 200 feet of the subject property. The notification described the proposed use and provided the date, time, and location of the public hearings. A physical notice was also placed at the subject property.

DISCUSSION:

In reviewing a Use on Review application, the Planning Commission and Board of Adjustment must consider whether the proposed use:

- Is compatible with the surrounding neighborhood
- Will not be detrimental to public health, safety, or welfare
- Will not create excessive noise, traffic, or parking issues
- Is consistent with the intent of the zoning district
- Can be conditioned, if necessary, to mitigate any potential impacts

Staff has reviewed the application and finds that:

- In-home businesses are considered compatible with residential neighborhoods.
- Traffic impacts are expected to be minimal and limited to the intermittent customer drop-off and pick-up times.
- No signage or exterior changes are proposed that would alter the residential appearance of the property.

Staff finds that the request, as proposed, meets the general intent of the Use on Review criteria, provided the operations remain consistent with the submitted application.

Should the Planning Commission recommend approval, staff suggests that the following conditions be considered by the Board of Adjustment:

- Hours of operation remain during normal daytime working hours.
- No signage related to the business be permitted on the property.

- The use shall remain secondary to the primary residential use.
- Any expansion or changes in the scope of the business shall require additional review and approval.

CODE REFERENCES:

City of Sturgis Ordinance Chapter 156: Zoning

BUDGET IMPACT:

None Anticipated

RECOMMENDATION:

Based on the information provided in the analysis above, staff recommends approval of the Use on Review for an in-home sharpening business at 2167 Ferguson Dr, subject to the recommended conditions or any additional conditions deemed necessary by the Board of Adjustment.

ATTACHMENTS:

[2167 Ferguson Dr - Zoning Map](#)

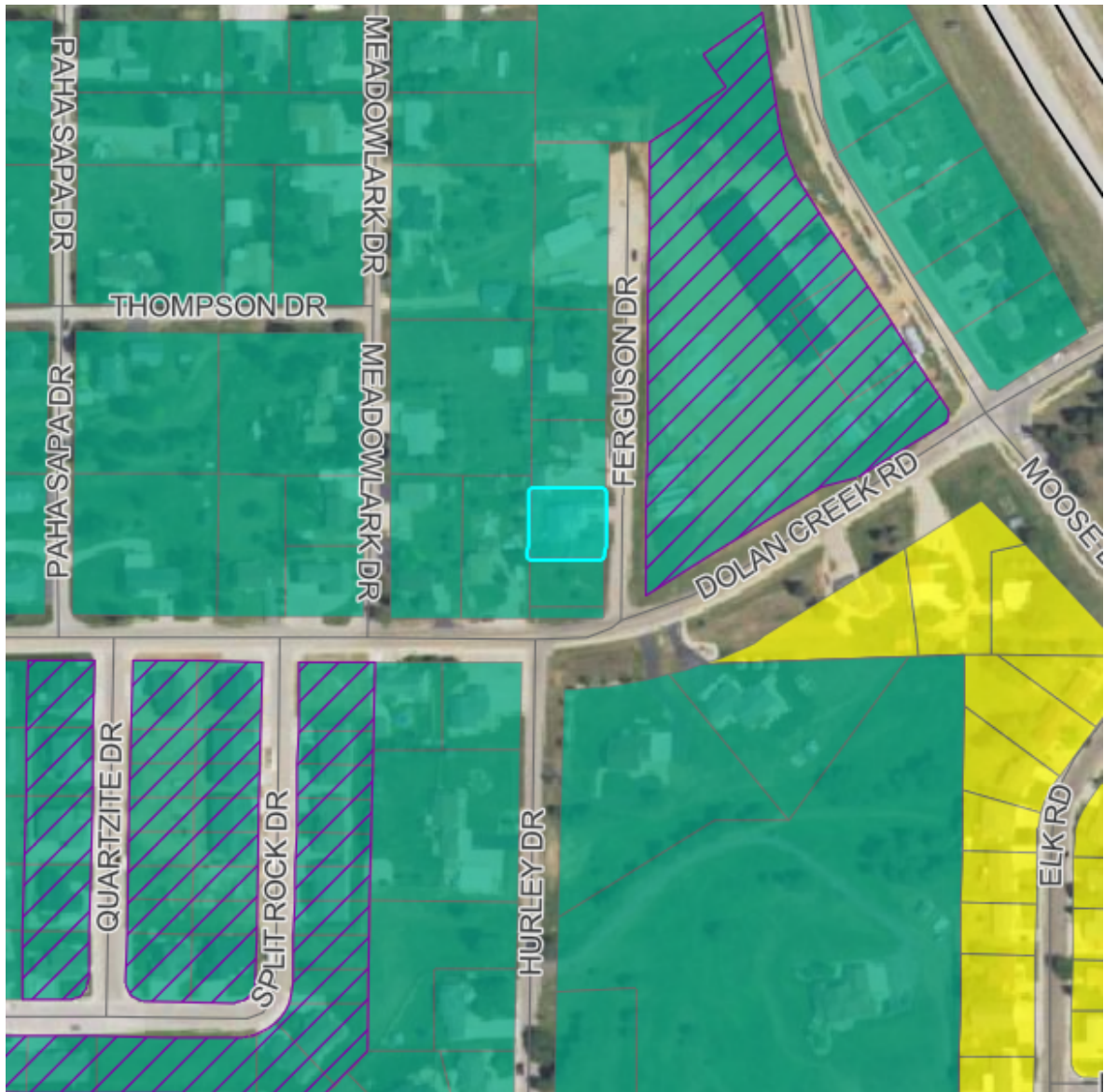
[2167 Ferguson Dr - 200 ft radius addresses map](#)

Approved By:

Rick Bush, Director of Public Works

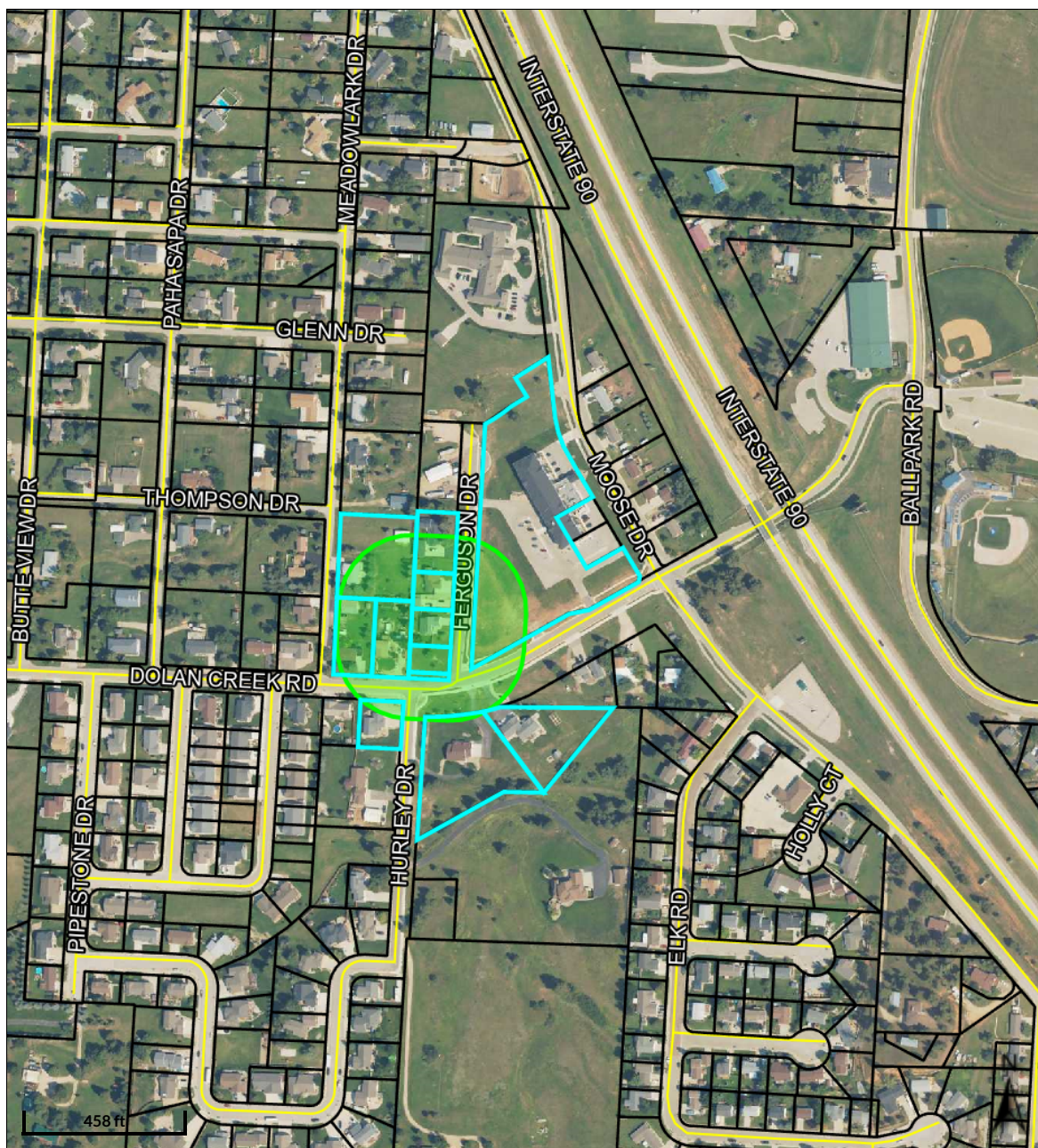
Status:

Approved - Sep 16 2026

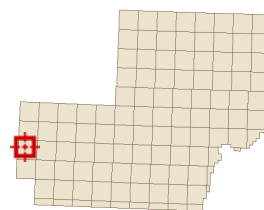


2167 FERGUSON DRIVE

**LOW DENSITY RESIDENTIAL
ZONING DISTRICT**



Overview



Legend

-  Parcels 2026
-  Roads

Date created: 9/4/2026
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