

Planning Commission

STAFF REPORT



Meeting Date: Planning Commission - Jul 21 2026

Agenda Item: Consideration for a Use on Review at 1325 Nellie St, Sturgis, South Dakota to operate a home-based foundation repair business.

Prepared By: Casey Baldwin, Planner

BACKGROUND INFORMATION:

Applicant:

Billy Schlosser

Request:

Use on Review for a home-based foundation repair business

Property Address:

1325 Nellie St, Sturgis, SD 57785

Legal Description:

Weber Add Lots 8,9,10 Blk A

Zoning District:

Medium-Density Residential Housing - MDR

Hearing Dates:

- **Planning Commission:** July 21, at 5:30 PM MT
- **Board of Adjustment:** August 3, at 6:30 PM MT

Summary of Request:

The applicant, Billy Schlosser, has submitted an application for a Use on Review to operate a home-based foundation repair business at 1325 Nellie St.

The proposed use is to utilize the property as a base camp for parking the business's commercial vehicles and trailers when not in use and/or while in between projects.

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:

- Traffic is anticipated to have no significant increases as the business's work is conducted offsite.
- Ample space is available on the property for the requested commercial vehicle and trailer parking.

Noise:

- Noise levels are anticipated to remain consistent with normal residential activity.

Signage:

- No signage is proposed for the property.

Neighborhood Compatibility:

- The applicant has indicated that no business deliveries are sent to the property and no customers stop at the property at any time.
- It is stated that the main purpose of the application is to simply allow additional commercial vehicles to be parked at the subject property. This operation will not create any hazards, nuisances, or adverse impacts to the surrounding properties.
- The use is intended to remain subordinate to the residential character of the neighborhood.

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 should consider whether the proposed use:

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

Staff has reviewed the application and finds that:

- In-home/ Home-based businesses are considered compatible with residential neighborhoods
- Traffic impacts are expected to be minimal and limited to when vehicles are coming and going to jobsites which can be days or weeks in between
- 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 operation remains consistent with the submitted application.

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

- No signage related to the business be permitted on the property
- The use shall remain secondary to the residential use of the property

- Any expansion or change in the scope of the proposed use 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 1325 Nellie St for a home-based business, subject to the recommended conditions or any additional conditions deemed necessary by the Board of Adjustment.

ATTACHMENTS:

[1325 Nellie St - Site Plan](#)

[1325 Nellie St - Zoning Map](#)

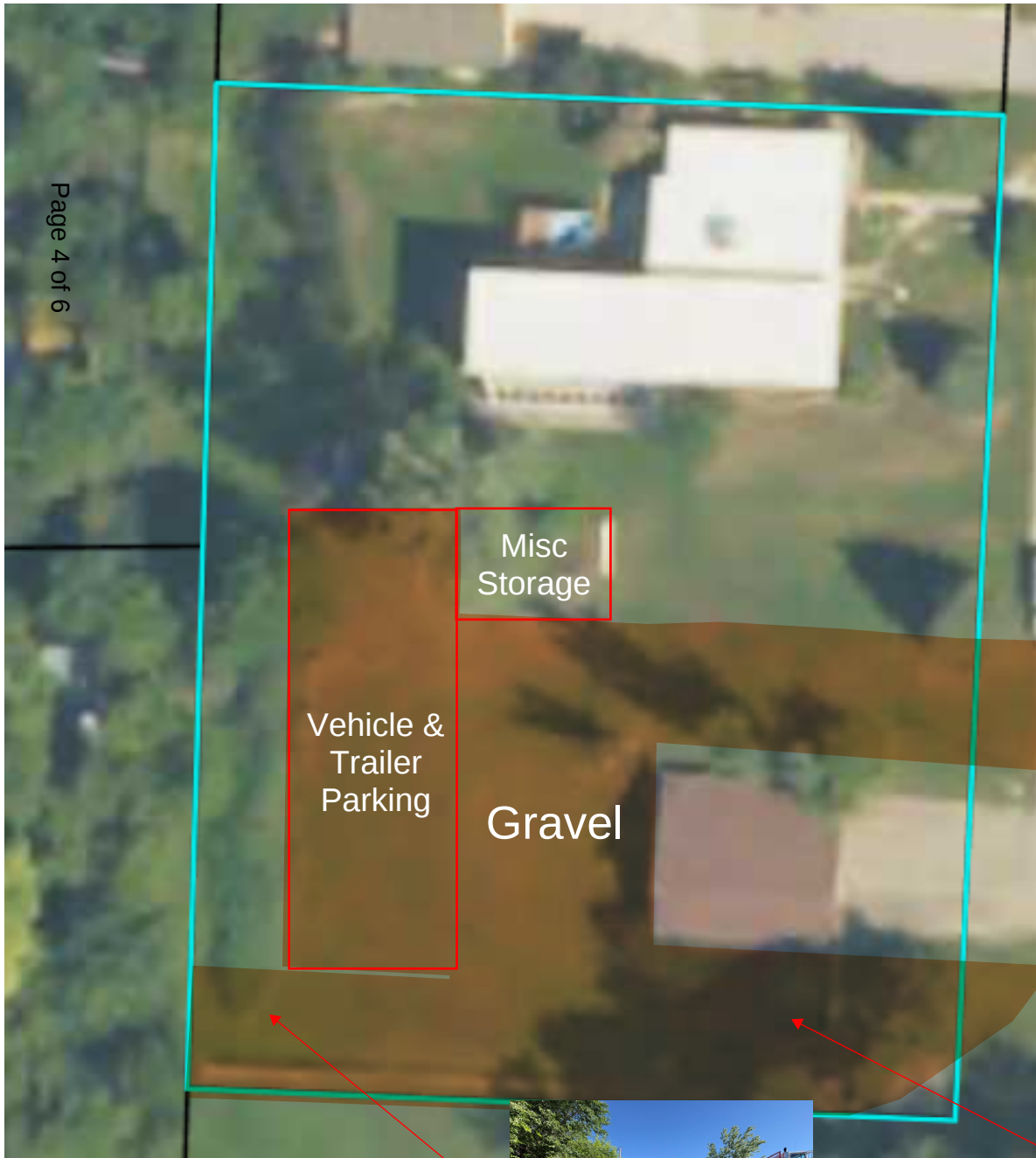
[1325 Nellie St - Addresses within 200 Ft Map](#)

Approved By:

Rick Bush, Director of Public Works

Status:

Approved - Jul 06 2026



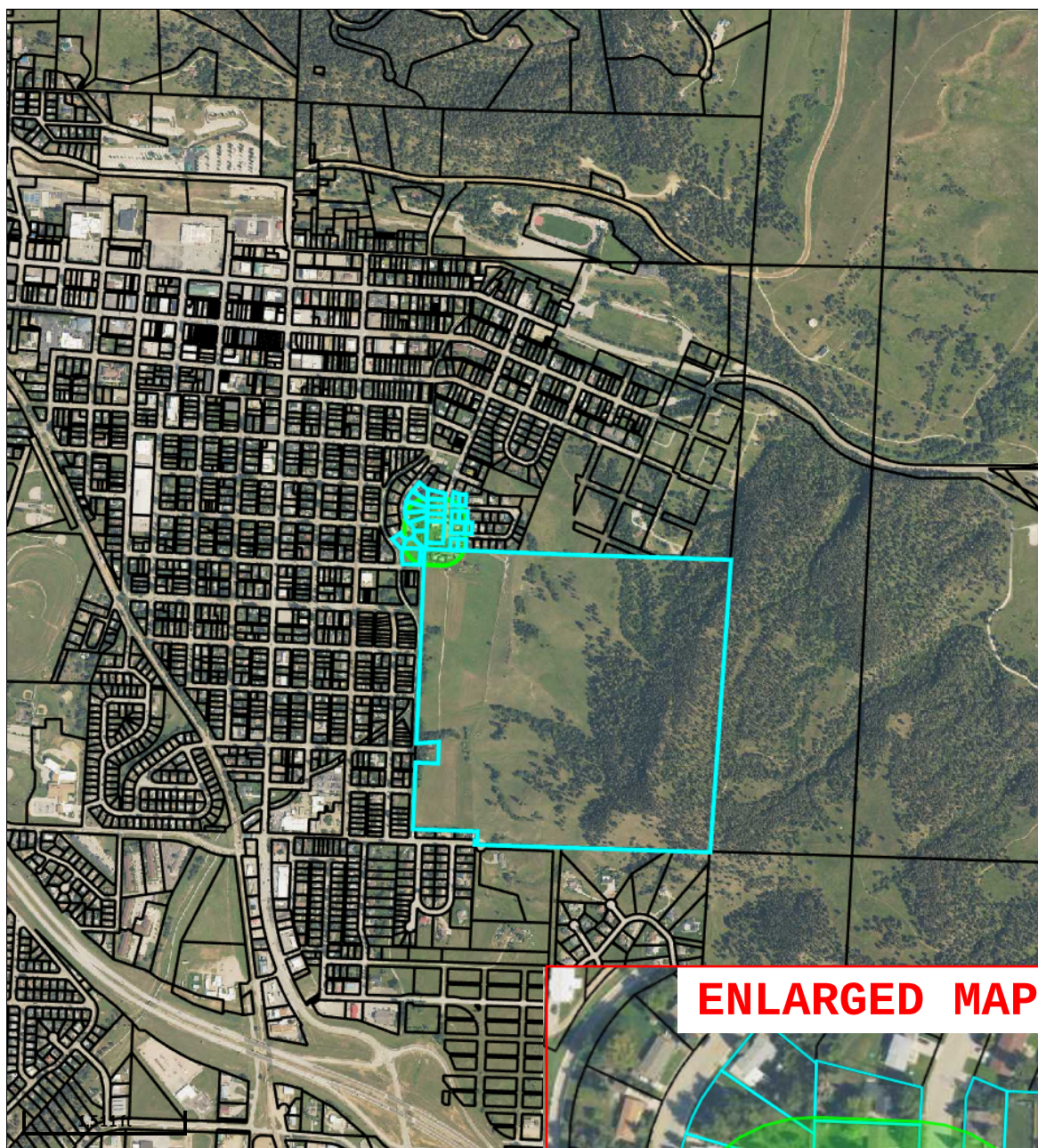


**1325 NELLIE ST
ZONING MAP**

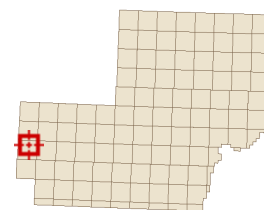
MEDIUM DENSITY RESIDENTIAL



ENLARGED LOT LAYOUT



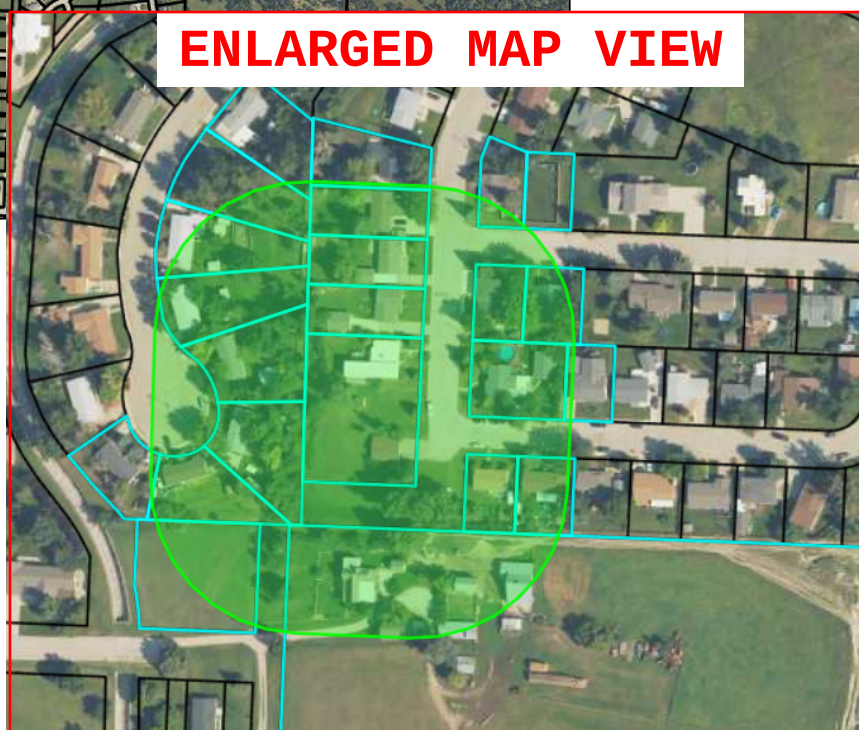
Overview



Legend

 Parcels 2026

ENLARGED MAP VIEW



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