

Planning Commission

STAFF REPORT



Meeting Date: Planning Commission - Jul 21 2026

Agenda Item: Consideration for setback variances at 2750 Whitewood Service Rd, City of Sturgis, Meade County, South Dakota.

Prepared By: Casey Baldwin, Planner

BACKGROUND INFORMATION:

Applicant:

Ron Adee

Request:

Setback variances to lot line for front and rear requirements

Property Address:

2750 Whitewood Service Rd

Legal Description:

Brink Sub Lot A of Lot 3 of Lot MK4

Project Summary:

The applicant, Ron Adee, is requesting variances for the property at 2750 Whitewood Service Rd. The applicant is requesting to build a commercial garage on the property. Due to the property's irregular and narrow triangleshape, required setback requirements are nearly impractical for reasonable use of the subject property.

Surrounding Land Use:

The surrounding area consists primarily of commercial use.

Public Notification:

In accordance with City requirements, notice of the public hearing was mailed to property owners withing 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:

Based on the current City of Sturgis zoning regulations for the Highway Service (HS-1) district, the following dimensional standards generally apply:

Minimum Lot Area	10,000 sqft
Minimum Lot Width	100 ft
Minimum Front Yard Setback	35 ft
Minimum Side Yard Setback	10 ft

Minimum Rear Yard Setback 15 ft

The applicant requests the following variances:

- **Front Yard Setback:** proposed 21.4'
- **Rear Yard Setback:** proposed 0'

All other area conditions are met.

The subject property is an irregular and narrow shaped lot that is 71.49' at the widest width on the east property line and just 36.88' on the west line.

The front requested setback is 21.4' from the property lot line. The property has a right of way along the Whitewood Service Road of 22' from property line to edge of sidewalk which is 8' wide along the roadway.

The rear requested setback is 0' from the property lot line. The back side of the lot borders the Chicago & North Western Railroad which has a 50' right of way from the center of the tracks to the property line.

Due to the physical characteristics and irregular size/shape of the subject property, staff supports the requested variances as proposed. Future building construction to be completed per current City Building Code Requirements.

CODE REFERENCES:

City of Sturgis Ordinance Chapter 156: Zoning

BUDGET IMPACT:

None anticipated

RECOMMENDATION:

Based on the information provided, staff recommends approval of the variances as requested.

ATTACHMENTS:

[2750 Whitewood Service Rd - Site Plan](#)

[2750 Whitewood Service Rd - Zoning Map](#)

[2750 Whitewood Service Rd - Addresses within 200 Ft Map](#)

Approved By:

Rick Bush, Director of Public Works

Status:

Approved - Jul 06 2026

SITE PLAN

For the Purpose of Showing a Proposed Structure in Lot A of Lot 3 of Lot MK4 of Brink Addition to the City of Sturgis.

Located in the SW1/4SE1/4 in Section 5, Township 5 North, Range 5 East, Black Hills Meridian, Meade County, South Dakota.

Address Posted at the Time of the Survey:
2750 Whitewood Service Road,
Sturgis, SD 57785

SCALE: 1" = 40 FEET
JUNE 2026



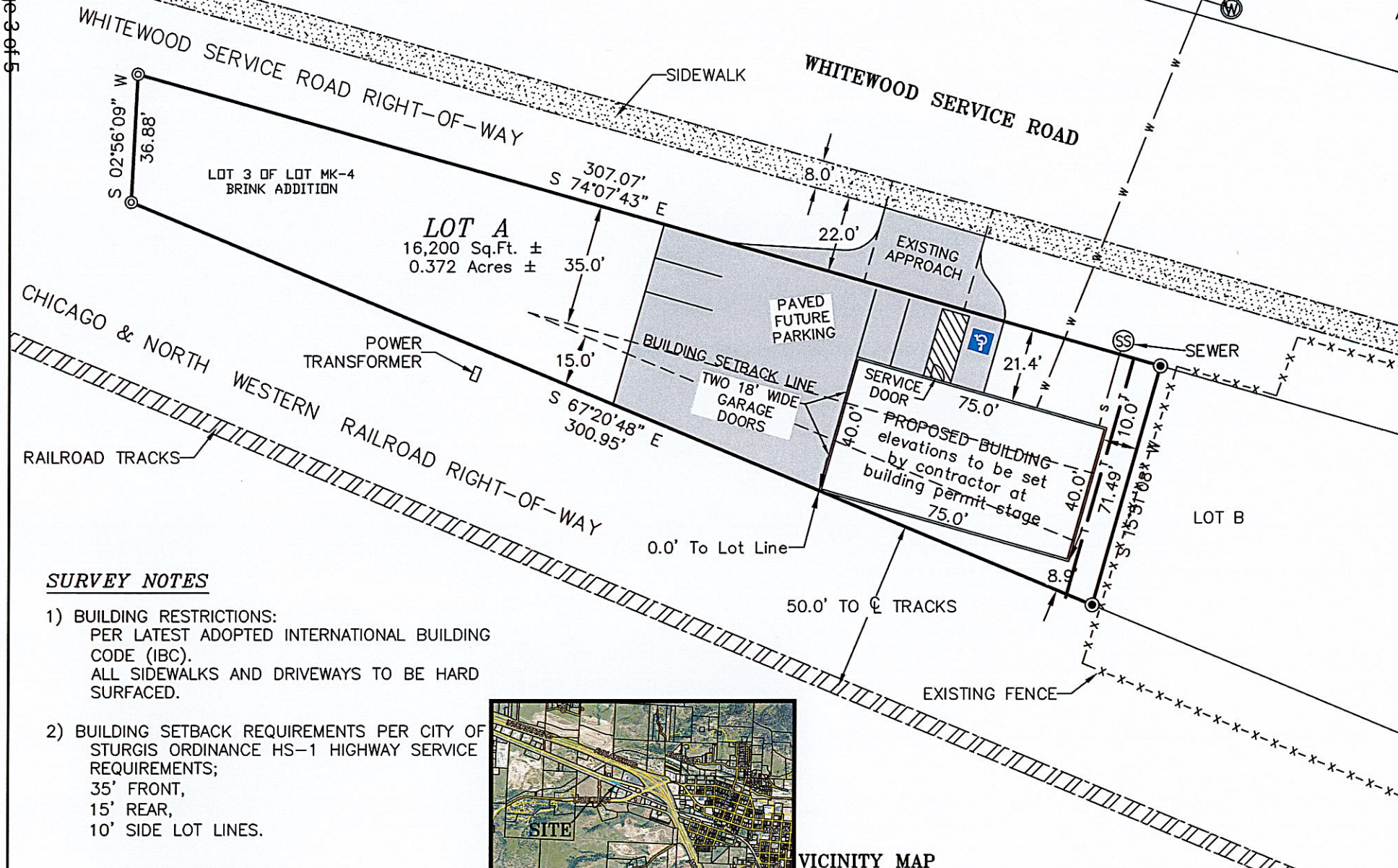
LEGEND

- ⊙ Found 5/8" Rebar, Unless Noted Otherwise.
- ⦿ Found or Set 5/8" Rebar with Cap Marked 'VASKNETZ RLS7719'.



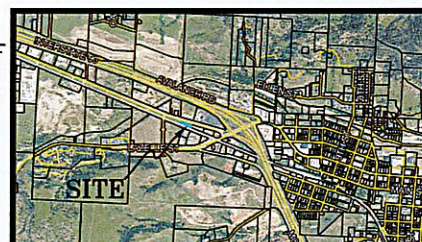
Shanon Vasknetz SDRLS 7719

PREPARED BY: BASELINE SURVEYING, INC.,
2305 JUNCTION AVENUE, STURGIS, S.D. 57785
EMAIL: baseline@sturgissurveying.com
PHONE: 605-490-1401
Job No. 24-076

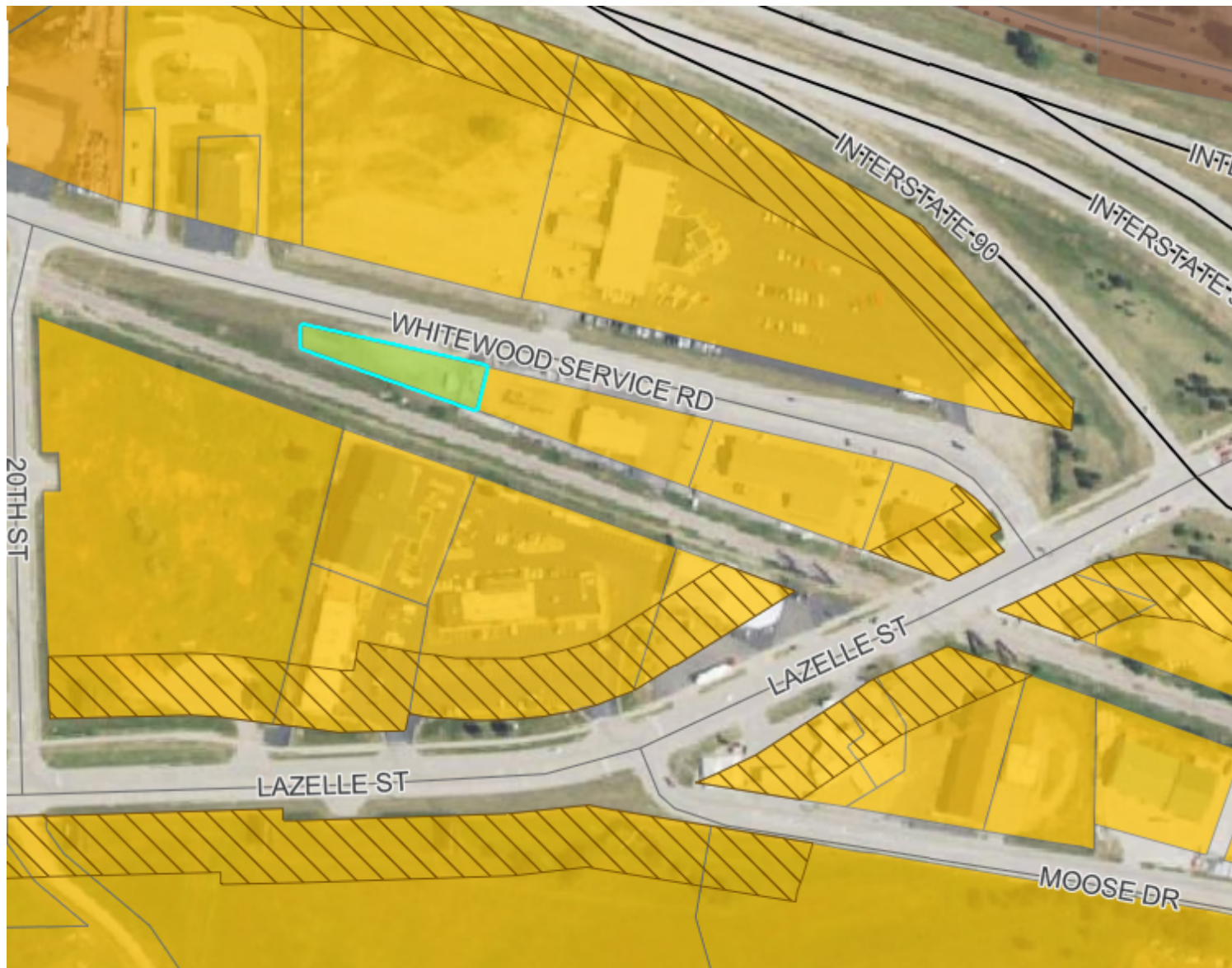


SURVEY NOTES

- 1) BUILDING RESTRICTIONS:
PER LATEST ADOPTED INTERNATIONAL BUILDING CODE (IBC).
ALL SIDEWALKS AND DRIVEWAYS TO BE HARD SURFACED.
- 2) BUILDING SETBACK REQUIREMENTS PER CITY OF STURGIS ORDINANCE HS-1 HIGHWAY SERVICE REQUIREMENTS;
35' FRONT,
15' REAR,
10' SIDE LOT LINES.

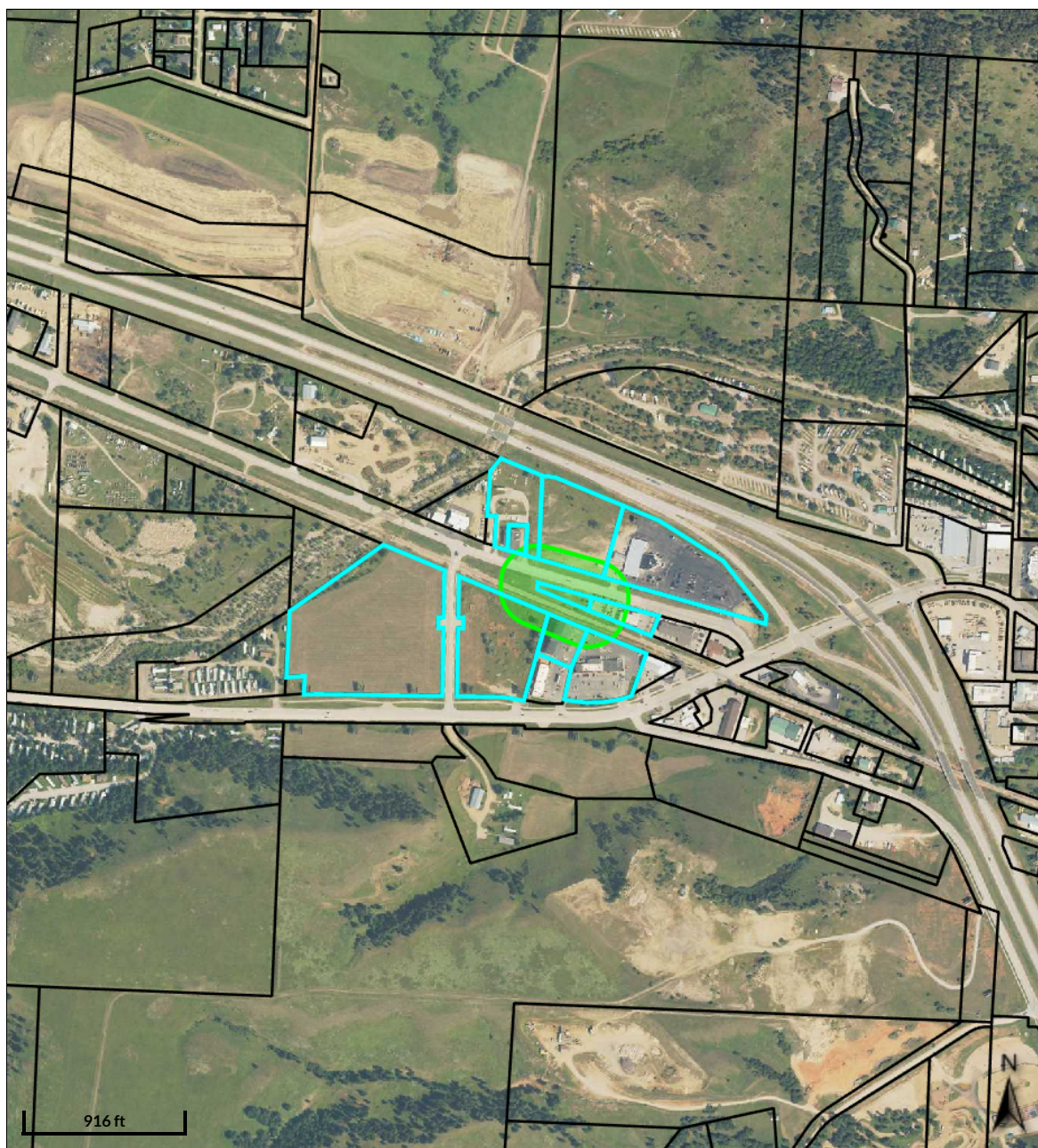


VICINITY MAP

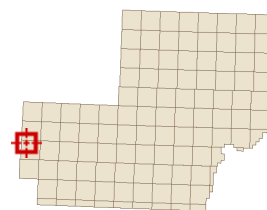


**2750 WHITEWOOD SERVICE RD
ZONING MAP**

HIGHWAY SERVICE



Overview



Legend

 Parcels 2026

Date created: 6/25/2026
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