CITY OF STURGIS™

Planning Commission Meeting
AGENDA

DATE: **Tuesday, November 3, 2026**
TIME: **5:30 PM**
PLACE: **Council Chambers - City Hall, 1040 Harley-Davidson Way, Sturgis SD**

Page

1. CALL TO ORDER

2. APPROVAL OF THE MINUTES FROM THE

3 - 4 2.1. Consideration to approve the minutes from October 6, 2026, Planning Commission Meeting.
Planning Commission - Oct 06 2026 - Minutes - Pdf

3. ACTION ITEMS:

5 - 6 3.1. Comprehensive Plan Introduction Presentation - Black Hills Council of Local Governments

Staff recommends that the Planning Commission receive the Comprehensive Plan kickoff presentation from BHCLG, discuss the proposed planning process and Steering Committee structure. No formal action is requested at this meeting.
Agenda Item Report - Pdf

4. PUBLIC COMMENT

(No action will be taken)

5. ADJOURN

6. ADA ACCOMMODATION

If you desire to attend this public meeting and are in need of special

accommodations (including participation by telephone), please notify the Finance Office by 10am on the day of the meeting so that appropriate auxiliary aids and services may be coordinated. The Finance Offie can be reached at (605) 347-4422, option 1.

MINUTES
Planning Commission Meeting
City of Sturgis, SD

Tuesday, October 6, 2026	**5:30 PM**	**Council Chambers**

PRESENT: Aaron Rabenberg, Alex Moravec, Richelle Bruch, David Owen, Rose Byars, and Thomas Otto Magdanz Jr.

STAFF PRESENT: Tony Dargatz, Ward 2 Councilor and Casey Baldwin, Planner

ABSENT: Dusty Kirk

CALL TO ORDER
Rabenberg called the meeting to order at 5:30 p.m.

APPROVAL OF THE MINUTES FROM THE
Owen moved, Bruch seconded and all voted to approve the minutes of the Sept. 1, Planning Commission meeting.

PUBLIC HEARINGS:

CONSIDERATION FOR A USE ON REVIEW AT 2167 FERGUSON DR, STURGIS, SOUTH DAKOTA TO OPERATE AN IN-HOME SHARPENING BUSINESS.

Moravec moved, Owen seconded and all voted to approve the Use on Review at 2167 Ferguson Dr., Sturgis.

CONSIDERATION FOR SIDE YARD SETBACK VARIANCE AT 1522 JUNCTION AVE., STURGIS

Bruch moved, Magdanz seconded, and all voted to approve the setback variance as submitted at 1522 Junction Ave.

ACTION ITEMS:

CONSIDERATION TO APPROVE FINAL PLAT OF LOTS 1 THRU 6 OF PINE GLENN SUBDIVISION, MEADE COUNTY, SOUTH DAKOTA.

Owen moved, Bruch seconded, and all voted to approve Final Plat of Lots 1 thru 6 of Pine Glenn Subdivision, Meade County, South Dakota.

PUBLIC COMMENT
Rabenberg reported that Mayor Rod Bradley had spoken with him and informed him that the city will be working through the comprehensive plan which he would like to see completed by 2028. Rabenberg noted that the Planning Commission will participate in the process, which may include special meetings, and that further details will be provided as planning progresses.

ADJOURN

Owen moved, Moravec seconded, and all voted to adjourn the meeting at 5:41 p.m.

Planning Commission
STAFF REPORT

Meeting Date: Planning Commission - Nov 03 2026

Agenda Item: Comprehensive Plan Introduction Presentation - Black Hills Council of Local Governments

Prepared By: Casey Baldwin, Planner

BACKGROUND INFORMATION:

The City of Sturgis is beginning the process of updating its Comprehensive Plan. Black Hills Council of Local Governments (BHCLG) has been contracted to assist City staff and the Planning Commission with this effort.

The Comprehensive Plan serves as a long-range guide for the City's future growth and development. It provides direction for land use, housing, transportation, infrastructure, economic development, and other community priorities. The plan also helps guide future zoning decisions, development proposals, and capital improvement planning.

The update is anticipated to follow a six-phase process extending through 2027 and into early 2028. Community involvement will be an important component of the process to ensure the plan reflects the needs and long-term vision of Sturgis residents.

DISCUSSION:

BHCLG will provide a kickoff presentation outlining the proposed planning process, anticipated schedule, public engagement opportunities, and the roles and responsibilities of those involved.

Given the scope and duration of the project, staff recommends consideration of establishing a Comprehensive Plan Steering Committee to assist with the groundwork, coordination, and preliminary review of plan components.

The Steering Committee would serve in an advisory capacity and work alongside City staff and BHCLG. The Planning Commission would retain its statutory responsibilities for reviewing the proposed plan, conducting the required public hearing, and making a formal recommendation to the City Council.

Staff suggests considering one or two Planning Commission members, a City Council representative, a representative from Sturgis Economic Development, and other community stakeholders as appropriate.

Prior to establishing the committee, consideration should be given to the terms of current Planning Commission members and the anticipated time commitment involved. Staff would return with a proposed committee structure and appointment process for consideration.

The intent of the November 3 meeting is to introduce the project, provide the Commission with an understanding of the process, and receive preliminary feedback regarding the proposed Steering Committee.

CODE REFERENCES:

South Dakota Codified Laws Chapter 11-6 – Comprehensive City Planning, specifically §§ 11-6-2, 11-6-14, 11-6-16, 11-6-17, and 11-6-18.

BUDGET IMPACT:

BHCLG has been contracted to assist with the Comprehensive Plan update. No additional expenditure authorization is requested as part of this agenda item.

RECOMMENDATION:

Staff recommends that the Planning Commission receive the Comprehensive Plan kickoff presentation from BHCLG, discuss the proposed planning process and Steering Committee structure. No formal action is requested at this meeting.

Approved By:
Rick Bush, Director of Public Works

Status:
Approved - Oct 29 2026