

Rapid City, Pennington County, South Dakota; and, Homestead Drive and Degeest Street rights-of-way, located in the NW1/4 of Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located east of Elk Vale Road and north of Twilight Drive.

Elkins presented the Tax Increment Financing Project Review Committee recommendation to approve the Second Revised Project Plan for Tax Increment District No. 42. Elkins addressed the funding reallocation requested by the Public Works Department noting that the reallocation is based on actual bids.

In response to a question from Waltman, Elkins indicated that she could not address the changes to the project scope that prompted the increase in the Professional Fees. Scull expressed concern with the increase in engineering fees and recommended that the fees be more thoroughly reviewed in future projects.

**Rolinger moved, Marchand seconded and carried unanimously to recommend approval of the Second Revised Project Plan for Tax Increment District No. 42 - Elk Vale Water be approved. (8 to 0 with Brewer, Brown, Hennies, Landguth, Marchand, Rolinger, Scull and Waltman voting yes and none voting no)**

Elkins requested that Agenda Items 71 and 72 be addressed concurrently.

71. No. 08SR063 - McMahon Industrial Park No. 2  
A request by Quinn Kayser-Cochran for SWS, LLC to consider an application for a **SDCL 11-6-19 Review to allow the expansion of an existing cellular communication tower** on Lot 2 of Block 9 of McMahon Industrial Park No. 2, Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 3060 Haines Avenue.
72. No. 08SR083 - McMahon Industrial Park No. 2  
A request by Buell Consulting, Inc. for Cellular Inc. Network Corporation d/b/a Verizon Wireless to consider an application for a **SDCL 11-6-19 Review to allow a telecommunications tower** on Lot 1 of Block 10 of McMahon Industrial Park No. 2, located in the SW1/4 SE1/4, Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 2870 Haines Avenue.

Elkins presented the staff recommendation to continue the SDCL 11-6-19 Review applications for telecommunication towers to the December 4, 2008 Planning Commission meeting. Elkins addressed staff efforts to encourage the use of one telecommunication tower site to service all three providers.

Discussion followed regarding the City policy to require collocation on all telecommunication towers.

**Scull moved, Landguth seconded and carried unanimously to continue the Quinn Kayser-Cochran for SWS, LLC application for a SDCL 11-6-19 Review to allow the expansion of an existing cellular communication tower**

**(08SR063) and the Buell Consulting, Inc. for Cellular Inc. Network Corporation d/b/a Verizon Wireless application for a SDCL 11-6-19 Review to allow a telecommunications tower (08SR083) to the December 4, 2008 Planning Commission meeting. (8 to 0 with Brewer, Brown, Hennies, Landguth, Marchand, Rolinger, Scull and Waltman voting yes and none voting no)**

73. Discussion Items

- A. Ex-parte Communications Policy – Joel Landeen.
- B. Building Height Requirements.

Elkins recommended that both Discussion Items be continued to the December 18, 2008 Planning Commission meeting.

**Scull moved and Marchand seconded to continue the Ex-parte Communications Policy and Building Height Requirements discussion items to the December 18, 2008 Planning Commission meeting.**

In response to a question from Brewer, Elkins indicated that Schad would provide direction regarding the City's legal position regarding cellular communication towers at the December 4, 2008 meeting.

In response to a question from Rolinger, Elkins indicated that Landeen would be present at the December 18, 2008 Planning Commission meeting to address the Ex-parte Communications Policy.

**The motion carried unanimously to continue the Ex-parte Communications Policy and Building Height Requirements discussion items to the December 18, 2008 Planning Commission meeting. (8 to 0 with Brewer, Brown, Hennies, Landguth, Marchand, Scull, Rolinger and Waltman voting yes and none voting no)**

74. Staff Items

Elkins extended her thanks and appreciation to the Planning Commissioners and staff for their continued dedication to the community.

75. Planning Commission Items

Waltman acknowledged the volunteer work of the Planning Commissioners and extended her thanks and appreciation for their continued dedication. Waltman extended her appreciation to the staff for their dedication and support of the community and the Planning Commission.

**There being no further business, Brown moved, Marchand seconded and carried unanimously to adjourn the meeting at 7:32 a.m. (8 to 0 with Brewer, Brown, Hennies, Landguth, Marchand, Rolinger, Scull and Waltman voting yes and none voting no)**