

09CA011, 09RZ028, 09CA012, 09RZ029, 09CA013  
09RZ031, 09CA014, 09RZ030

July 21, 2009

Growth Management Department  
300 6<sup>th</sup> St.  
Rapid City, SD 57701

RECEIVED

JUL 22 2009

Rapid City Growth  
Management Department

Name: Michael and Deborah Schortzmann

Address: 1022 Rockhill Road, Rapid City, SD 57703

Legal Description: Lot B of Lot Thirteen (13) of Marshall Subdivision, as shown by the plat recorded in Book 16 of Plats on Page 150 in the Office of the Register of Deeds, Pennington County, SD

Purpose Used: Low Density Residential


The following file numbers are parcels of land that are surrounded by low density residential properties. These parcels should be zoned as follows:

File Nos.: 09RZ028 - General Commercial  
09RZ029 - Low Density Residential  
09RZ030 - General Commercial  
09RZ031 - Low Density Residential  
09CA011 - General Commercial  
09CA012 - Low Density Residential  
09CA013 - Low Density Residential  
09CA014 - General Commercial

If these parcels are allowed to be changed to Light or Heavy Industrial, it will not only lower the residential property values surrounding them, but it will create noise, dust, and an environment unsatisfactory to low density residential areas.

Please consider our concerns as we have worked hard to make our home a quiet, peaceful place and do not wish to be neighbors to an industrialized area.

Sincerely,



Michael Schortzmann



Deborah Schortzmann

09RZ028, 09RZ029, 09RZ030, 09RZ031,  
09CA011, 09CA012, 09CA013, 09CA014

**From:** Mike & Debbie Schortzmann [mailto:mjdsas@rap.midco.net]  
**Sent:** Tuesday, August 04, 2009 6:49 PM  
**To:** Martinson Patti; Weifenbach Ron; Kooiker Sam; Hadcock Deb; Olson Karen Gundersen (City Council); Waugh Bill; LaCroix Lloyd; Kroeger Ron; Chapman Malcom; Costello Aaron  
**Cc:** Elkins Marcia; Bulman Karen  
**Subject:** Nos. 92-95 and 97-100 on 08-03-09 City Council Agenda

Thank you for the chance to speak at last night's city council meeting. We would like to add a rebuttal to the property owners' comments.

We have lived here for 13½ years. During that time, Mr. Nielsen has never made an effort to clean up his property. Mr. Nielsen stated last night that he couldn't get permits from Pennington County to clean his property. Does a person really need permission to clean up their property? In the past, we have called Pennington County and asked them to please make Mr. Nielsen clean his property. As of this date, his property is still a mess.

Mr. Nielsen also stated that he had sons who would like to take over his business. Why then does Mr. Nielsen have that property listed for sale with Flack-Hoffman in the amount of \$519,453?

Mr. Nielsen referred to issues with neighbors' septic systems. Since recently being annexed by the City of Rapid City, property owners with septic systems have had to get their systems inspected and then licensed by the City. Before they can get a license, the system must be properly functioning.

With respect to the pond that Mr. Nielsen stated he filled in, Mr. Nielsen filled in a pond that once had muskrats and ducks who raised their young there and cattails. It was wetlands and should not have been destroyed. At the time he filled in this pond, did he contact the County to get permission to do so?

Mr. Olson stated that he had been in business for 36 years. On Rockhill Road alone, five of the houses were built between 1950 and 1972, and one house was built in 1978. Most were here before his business started. So, apparently both Mr. Olson and Nielsen started their businesses in an established residential neighborhood.

Are these two gentlemen going to keep asking for continuances until their neighbors are worn down and quit coming to the meetings? We do not want to run either of these gentlemen out of business. We just don't feel that light or heavy industrial zoning is appropriate for an established residential neighborhood. If the City Council approves Growth Management's recommendations, these businesses will be able to continue operating as they are now.

We urge you to look at these properties. We would be glad to meet with you at your convenience after 5:00 PM and show you what we, as their residential neighbors, to see what we have to deal with.

Sincerely,

Mike & Debbie Schortzmann

1022 Rockhill Road

Rapid City, SD 57703

(605) 342-6829

**From:** Gary Beckwith [mailto:gbeckwith1@rap.midco.net]  
**Sent:** Fri 8/7/2009 2:49 PM  
**To:** Martinson Patti  
**Subject:** Rezoning Rapid Valley Hillsview Subdivision

Hi: I am concerned about several properties being rezoned in rapid valley. One property in particular (09rz031 & 09ca013) lies less than 100 feet from my bedroom. The north most part of this parcel was zoned low density residential in the county. The property owner is asking for light industrial zoning. It has been used as a material salvage yard for many years. The county chose not to do anything about it. The property owner says he was not allowed to clean it up by the county or the city.

We were annexed into the city last june. While i was not completely in favor of that it has been good. Rapid Valley has had a kind of a junky reputation. I have seen marked improvement in my neighborhood. Many properties have been cleaned up and look very nice. Some were cleaned by choice some by code enforcement.

In conclusion i am asking that this be zoned residential. I would also like some sort of enforcement in the clean up of this property. I would like to invite you to my home to see this eye sore. I would not wish this on an enemy.

Thank You  
Gary & Ruth Beckwith  
911 Glenside Street  
Home phone 348-6966  
Gary cell 430-3794  
Ruth cell 390-6746

August 17, 2009  
 Harry & Carolyn Hieb  
 1279 Pennington  
 Rapid City, SD 57703

RECEIVED

AUG 18 2009

Rapid City Growth  
 Management Department

City of Rapid City  
 Growth Management Dept.

We're writing in regard to the re-zoning considerations of Lot 4 and Lot 5 of Hillview Subdivision located in Section 5 T1N R8E B4M.

We own the property directly above which is Marshall Sub. Lot 1-4 and 6-8 of Lot 6.

We have been concerned for years about all the junk accumulating on that property and gradually creeping closer to our property. It is a disposal dump for various junk of every kind.

We rent mobile home spaces and try to keep our area reasonably maintained.

Debris had crept up within a few feet of our property line. It appears some of that has been moved back. However there are huge, rusty drums which appear to be old underground fuel tanks and many scattered, unsightly, trashed out vehicles and run down buildings etc. The place resembles a dump.

We do not want heavy industrial activity in the area. We have owned this property for 50 years, and request it be zoned residential.

Sincerely, Harry M. Hieb - Carolyn Hieb