

MINUTES OF THE  
RAPID CITY PLANNING COMMISSION  
May 7, 2009

MEMBERS PRESENT: John Brewer, Gary Brown, Barb Collins, Thomas Hennies, Dennis Landguth, Linda Marchand, Andrew Scull and Karen Waltman.

STAFF PRESENT: Vicki Fisher, Monica Heller, Travis Tegethoff, Jared Ball, Ted Johnson, Karley Halsted, Richard Broderick, Mike Schad and Carol Campbell.

Waltman called the meeting to order at 7:04 a.m.

\*18. No. 09PD008 - Boulevard Addition

A request by Rob Larson to consider an application for a **Planned Commercial Development - Initial and Final Development Plan** on Lots 13 thru 20 of Block 4 of Boulevard Addition, Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1124 Kansas City Street.

Tegethoff presented the staff recommendation to continue the Planned Commercial Development request to the May 21, 2009 Planning Commission meeting.

Roger Gallimore, applicant, reviewed items of concern as presented previously by the Planning Commission. Gallimore expressed his opinion that there is sufficient parking and further reviewed the current and proposed uses on the subject property. Gallimore requested that the Planning Commission approve the Planned Commercial Development request less stipulations from the staff report.

In response to Waltman's question, Tegethoff stated that staff did not have complete information regarding the required parking.

In response to Hennies question, Tegethoff identified the parking requirements.

**Hennies moved, Landguth seconded to approve the Planned Commercial Development - Initial and Final Development Plan be approved with the revised legal description of Lots 15 thru 18 of Block 4 of Boulevard Addition, Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota with stipulations.**

**Brewer moved, Landguth seconded and unanimously carried to continue the Planning Commisison meeting past the 9:00 a.m. deadline. (7 to 0 with Brewer, Collins, Hennies, Landguth, Marchand, Scull and Waltman voting yes and none voting no)**

Fisher presented possible stipulations of approval. Discussion followed.

**Hennies moved, Landguth seconded and unanimously carried to approve the Planned Commercial Development - Initial and Final Development Plan be approved with the revised legal description of Lots 15 thru 18 of Block 4**

of Boulevard Addition, Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota and the following stipulations:

1. An exception is hereby granted to allow the existing parking stalls that back into the alley remain in place until such time as the building is expanded or removed and a new structure is built on the property. At the time the building is expanded or removed and a new structure is built the subject property shall conform to all of the regulations of the district in which it is located;
2. The parking requirement is hereby reduced from 110 parking stalls to 23 parking stalls until such time as the building is expanded or removed and a new structure is built on the property. At the time the building is expanded or removed and a new structure is built the subject property shall conform to all of the regulations of the district in which it is located;
3. The currently adopted International Fire Code shall be continually met;
4. The hours of operation shall be from 5:30 a.m. to 7:00 p.m. for the child care center;
5. A maximum of 75 children shall be allowed at the child care center at any one time;
6. Prior to Planning Commission approval, a complete sign package shall be submitted for review and approval or a Major Amendment to the Planned Commercial Development shall be obtained prior to the installation of any signage
7. A minimum of 35 square feet of play space shall be provided per child as per Section 17.50.150 of the Rapid City Municipal Code;
8. All signage shall conform to the existing signage located on the property. Changes to the proposed signage, which the Growth Management Director determines to be consistent with the original approved sign package, shall be allowed as a Minimal Amendment to the Planned Commercial Development. In addition, the Growth Management Director may approve temporary signs in accordance with Chapter 15.28.080 of the Rapid City Municipal Code. The lighting for the signs shall be designed to preclude shining on the adjacent properties and/or street(s). A sign permit shall also be obtained for each individual sign;
9. The day care facility shall not be in operation during church activities;
10. The landscaping plan shall comply with all requirements of the Zoning Ordinance. In addition, all landscaping shall be continually maintained in a live vegetative state and replaced as necessary;
11. The Planned Commercial Development to allow a Child Care Center shall expire if the use is not undertaken within two years of the date of approval by the Planning Commission, or if the use as approved has ceased for a period of two years; and,
12. The church use shall be relocated from the property as soon as possible. (7 to 0 with Brewer, Collins, Hennies, Landguth, Marchand, Scull and Waltman voting yes and none voting no)

*The Rapid City Planning Commission's action on this item is final unless any party appeals that decision to the Rapid City Council. All appeals must*

***be submitted in writing to the Growth Management Department by close of business on the seventh full calendar day following action by the Planning Commission.***