



M.G. OIL COMPANY

"FOR ALL YOUR PETROLEUM NEEDS"

1002 West Main

P.O. Box 1006

Rapid City, SD 57709

Phone: (605) 342-0527 | Fax: (605) 341-1899 | E-mail address: troy@mgoil.com

6/12/2015

To: Rapid City Mayor & City Council Members:

My name is Troy Erickson and I work for M.G. Oil Company and I am writing to you with regard to an item that will be on the agenda for the Monday June 15th council meeting.

In this request I have asked for a rezoning of a parcel of land from Neighborhood Commercial to General Commercial located at 310 E Fairmont Blvd which M.G Oil Company owns the Corner Pantry and Circles S Plaza strip mall.

M.G. Oil is in the video lottery/casino business and this type of business requires a zoning of General Commercial. M.G. Oil then would like to transfer a malt beverage license into an opening in the strip mall and establish a company owed casino.

Please find below items to support this re-zoning:

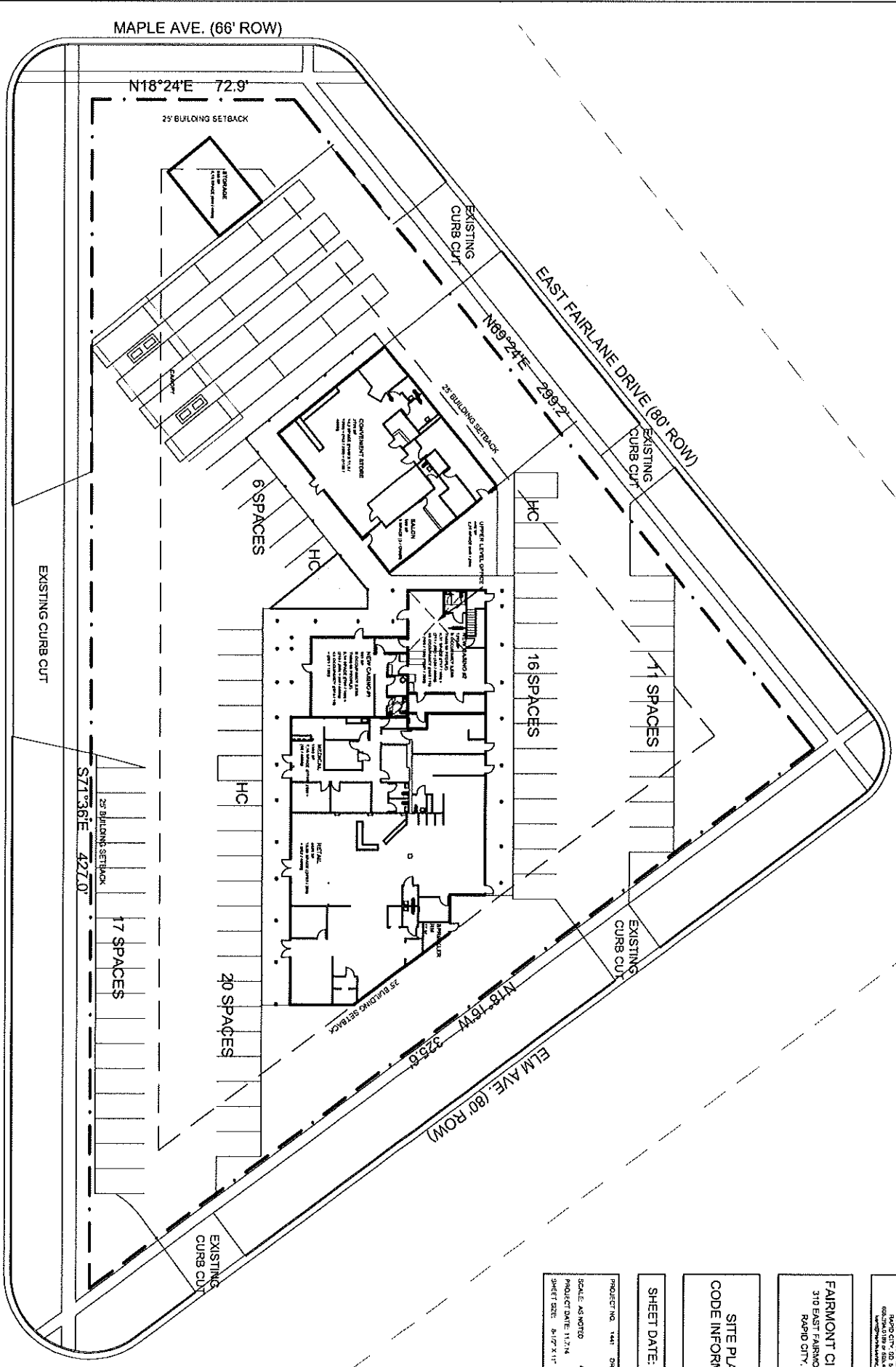
- A video lottery license requires an alcohol license eligible for video lottery, our design is not promoting a bar type setting. Our design has no bar with bar stools, only required seating guidelines outlined by the SD Lottery Commission
- The Planning Commission outlined that since July 7, 2003 the development of the neighborhood has not changed and there are no substantially changing conditions. It appears to us that there has been a great deal of development in the south part of town which is our trade area that supports the neighborhood between Fairmont and Catron Blvd. Walmart, new Strip Malls, Arby's, Big D C-store, Apartments, Housing, Medical Facilities etc.
- There are no video lottery facilities for several miles of this location, it's not against the law to have Casinos, but the zoning requirements to have a casino is General Commercial.
- The casinos M.G. Oil owns, generate low vehicle traffic, and offer a very quiet atmosphere that is relaxing to our patrons.
- In the past years it's been tough to rent spots in the Strip Mall with all the strip malls that have spaces available.

I would be happy to sit down and visit about our plans, Please don't hesitate to contact me with questions or concerns.

Thank you for your consideration!

A handwritten signature in blue ink that reads "Troy Erickson".

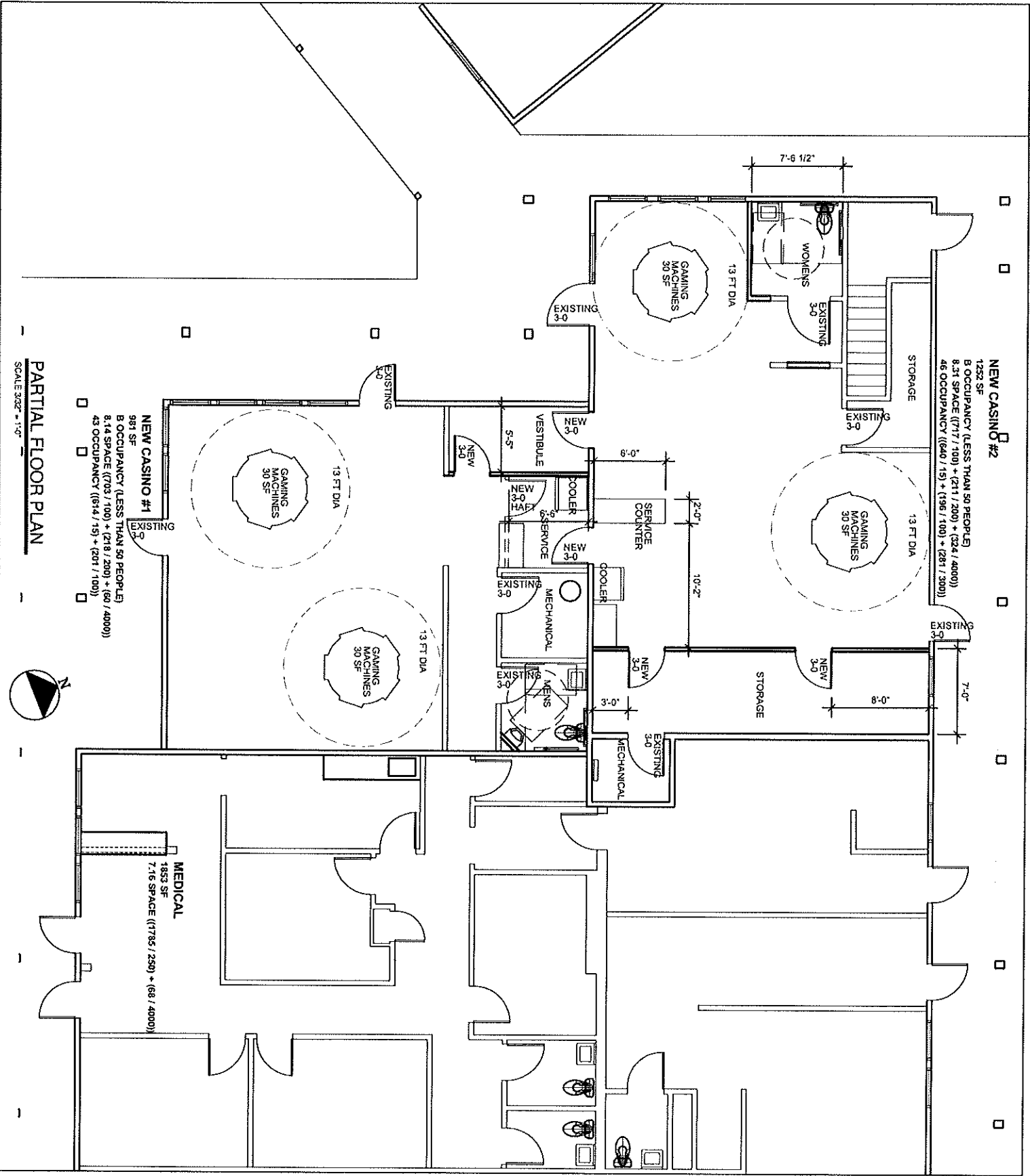
Troy Erickson
M.G. Oil Company
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SITE PLAN
SCALE 1" = 50'



KDGI KENNEDY DESIGN GROUP, INC. <small>401 S. FAIRMONT BLVD. FAIRMONT, SD 57030 (605) 838-2222</small>	FAIRMONT CIRCLE S 310 EAST FAIRMONT BLVD FAIRMONT CITY, SD
	SITE PLAN CODE INFORMATION
SHEET DATE: 6.12.15	PROJECT NO. 1441 - DAWMOUND SCALE AS NOTED PROJECT DATE: 11.7.14 SHEET SIZE: 8.1/2" X 11"
A1	



PARTIAL FLOOR PLAN
 SCALE 3/32" = 1'-0"

