

MINUTES OF THE
RAPID CITY PLANNING COMMISSION
August 26, 2010

MEMBERS PRESENT: Erik Braun, John Brewer, Eric Christianson, Julie Gregg, Doug Kinniburgh, Linda Marchand, Dennis Popp, Kay Rippentrop, Steve Rolinger and Pat Wyss. Dave Davis, Council Liaison was also present

STAFF PRESENT: Marcia Elkins, Bob Dominicak, Monica Heller, Vicki Fisher, Karen Bulman, Patsy Horton, Jim Flaaen, Ted Johnson, Tim Behlings, Mike Schad and Carol Campbell.

Gregg called the meeting to order at 7:00 a.m.

25. Discussion Items

- A. Request to Amend Section 17.50.280 of the Zoning Ordinance to remove requirement that recreational vehicles, boats and trailers be parked behind the front setback line – Bill and Marie Tucker.

Fisher presented other communities regulations regarding recreational vehicles ordinance. Fisher presented options for consideration by the Planning Commission. Fisher further reviewed the reasons that the current Ordinance exists. Fisher presented the staff recommendation that the Ordinance be maintained as it exists.

In response to Kinniburgh's question about requiring a conditional use permit, Elkins further added that an exception or a requirement for a conditional use permit could be written into the Code if that was something the Planning Commission wanted to pursue. Elkins reviewed the possible criteria for review on a case by case basis.

Rolinger reviewed the criteria used to review a request for a variance from the Zoning Board of Adjustment.

Marchand expressed her opinion that there is a place on the Nebraska side for parking of the recreational vehicle.

Brewer expressed his observations with parking of recreational vehicles in neighborhoods.

In response to Brewer's question, Elkins stated that the issue of recreational vehicles parking is on-going. Discussion followed.

Alderman Brown expressed his constituents concerns with recreational vehicle parking. Brown expressed his concern with the complaint mechanism creating a situation where neighbor is turning in neighbor.

In response to Brewer's question, Brown stated that his constituent has expressed her opinion that her property is hers to utilize as she sees fit. Discussion followed.

Brewer moved, Marchand seconded to recommend that no changes

to the Zoning Ordinance be made precluding the parking of recreational vehicles in front yards.

Rolinger expressed his opinion supporting the Zoning Board of Adjustment mechanism that is in place to address the issue. Discussion followed.

Braun expressed his support for the existing Ordinance.

Elkins suggested that the Planning Commission make as part of the motion a request that staff monitor the applications for variances for parking in the front yard and bring back a report in six months.

Amended motion by Brewer, Marchand seconded and unanimously carried to recommend that no changes to the Zoning Ordinance be made precluding the parking of recreational vehicles in front yards and request that staff bring report back by the first meeting in July, 2011. (10 to 0 with Braun, Brewer, Christianson, Gregg, Kinniburgh, Marchand, Popp, Rippentrop, Rolinger and Wyss voting yes and none voting no)

MINUTES OF THE
RAPID CITY PLANNING COMMISSION
July 7, 2011

MEMBERS PRESENT: Erik Braun, John Brewer, Eric Christianson, Dennis Landguth, Linda Marchand, Dennis Popp and Kay Rippentrop.

MEMBERS ABSENT: Andy Scull and Steve Rolinger

STAFF PRESENT: Brett Limbaugh, Vicki Fisher, Fletcher Lacock, Robert Laroco, Patsy Horton, Kip Harrington, Tim Behlings, Dale Tech, Ted Johnson, Joel Landeen, Allison Marsland and Risë Ficken.

Brewer called the meeting to order at 7:00 a.m.

18. Staff Items

- A. Report on Variances obtained to allow a Recreational Vehicle to park in a front yard

Fisher reported that no variance applications have been submitted to allow a recreational vehicle to park in a front yard in the last six months. Fisher advised that that Code Enforcement has received approximately 30 to 40 complaints on this issue within the last six months noting that these individuals were advised of the option to submit a variance to allow parking in the front yard. Fisher indicated that as the current ordinance contains a mechanism that allows a variance to be obtained, staff recommends that no further action be taken at this time.

Brewer thanked staff for all their work on the items before the Planning Commission.

There being no further business, Popp moved, Marchand seconded and unanimously carried to adjourn the meeting at 8:39 a.m. (6 to 0 with Braun, Brewer, Christianson, Landguth, Marchand, Popp, voting yes and none voting no)