



MINUTES OF THE  
RAPID CITY PLANNING COMMISSION  
April 5, 2001

MEMBERS PRESENT: Pam Lang, Mel Prairie Chicken, Dawn Mashek, Dave Parker, Amber Solay, Paul Swedlund, Bob Wall, and Stuart Wevik. Alan Hanks, Council Liaison was also present.

STAFF PRESENT: Marcia Elkins, Blaise Emerson, Vicki Fisher, Lisa Seaman, Bill Lass, Rod Johnson, Tim Behlings, Kenn Shave, Randy Nelson, Dave Johnson and Risë Ficken

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

**Lang reviewed the Consent Agenda and asked if any member of the Planning Commission, staff or audience would like any item removed from the Consent Agenda for individual consideration.**

Swedlund requested that Item 28 be removed from the Consent Agenda for separate consideration. Lang requested that Items 17, 19 and 25 be removed from the Consent Agenda for separate consideration.

**Wevik moved, Parker seconded and carried unanimously to recommend approval of the Consent Agenda Items 1 through 29 in accordance with the staff recommendations with the exception of Items 17, 19, 25 and 28. (8 to 0)**

1. Approval of the March 22, 2001 Planning Commission Meeting Minutes.
2. No. 99PL120 - Spring Canyon Estates  
A request by Gary Renner for Larry Teuber to consider an application for a **Preliminary and Final Plat** on Lots 1, 2, 3 and 4 of Block 4 of Spring Canyon Estates (formerly Lot 2B & Lot 1 of Block 1 of Spring Canyon Estates and the NE1/4 of the SW1/4) located in the SW1/4 of the NW1/4, the NW1/4 of the SW1/4 and in the NE1/4 of the SW1/4 of Section 5, T1S, R7E, BHM, Pennington County, South Dakota, more generally described as being located at the southern terminus of Clarkson Road.

**Planning Commission recommended that the Preliminary and Final Plat be continued to the May 10, 2001 Planning Commission meeting to allow the required application for Vacation of Right-of-Way to be submitted by April 12, 2001.**

3. No. 00PD057 - Walpole Heights Subdivision  
A request by SDC, Inc. to consider an application for a **Major Amendment to a Planned Commercial Development to allow a motel and restaurant** on Tract A Revised, Tract C Revised and Tract D, Walpole Heights Subdivision, Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 2710 Mount Rushmore Road.





**Planning Commission recommended that the Major Amendment to a Planned Commercial Development be continued to the April 26, 2001 Planning Commission meeting to allow the applicant to submit additional information.**

4. No. 00PL122 - White Tail Meadows

A request by Paul Hunt to consider an application for a **Layout Plat** on SW1/4 of the NW1/4 and the NW1/4 of the SW1/4 of Section 13, T1N, R8E, BHM, Pennington County, South Dakota, more generally described as being located approximately 1/2 mile north of the intersection of S.D. Highway 44 and Anderson Road on the east side of Anderson Road.

**Planning Commission recommended that the Layout Plat be continued to the May 24, 2001 Planning Commission meeting.**

5. No. 01UR002 - Schlottman Addition

A request by Brendan Casey to consider an application for a **Use on Review to allow mini storage units in the General Commercial District** on Lots X and Y of Schlottman Addition, located in SE1/4 of SE1/4 of Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located west of the intersection of East St. Patrick Street and Valley Drive.

**Planning Commission recommended that the Use on Review to allow mini storage units in the General Commercial District be continued to the April 26, 2001 Planning Commission meeting to allow the applicant to submit additional drainage information.**

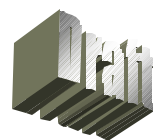
6. No. 01UR003 - Section 20, T2N, R8E

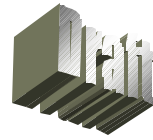
A request by Davis Engineering for Gary and Shirley Wolff to consider an application for a **Use on Review to allow a mobile home park in the Medium Density Residential District** on SW1/4 SW1/4 and the N8/10ths of W1/4 SE1/4 SW1/4 of Section 20, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 2780 143rd Avenue.

**Planning Commission recommended that the Use on Review to allow a mobile home park in the Medium Density Residential District be continued to the April 26, 2001 Planning Commission meeting to allow the applicant to submit additional information, to complete improvements on the existing lagoon system and to remove structures from a water and pipeline easement.**

7. No. 01RZ003 - Section 22, T1N, R7E

A request by Fisk Engineering for Ken Berglund to consider an application for a **Rezoning from General Agriculture District to Park Forest District** on the north 825 feet of the NE1/4 SE1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 5501 Berglund Road.





**Staff recommends that the Rezoning from General Agriculture District to Park Forest District be denied without prejudice at the applicants request.**

8. No. 01RZ001 - Section 8, T1N, R7E

A request by Fisk Engineering for John Skulborstad to consider an application for a **Rezoning from the Park Forest District to the Office Commercial District** on a portion of Lot F-1 of Fish Hatchery Subdivision, located in the North Half (N1/2) of the Southeast One Quarter (SE1/4) and in the Northeast One Quarter (NE1/4) of the Southwest One Quarter (SW1/4) of Section Eight (8) of Township One North (T1N), Range Seven East (R7E) of the Black Hills Meridian (BHM), Rapid City, Pennington County, South Dakota, more fully described as follows: Beginning at the northeast corner of Lot F-1 of Fish Hatchery Subdivision; Thence, S 51 degrees 31 minutes 28 seconds W, a distance of 210.39 feet more or less, along the Highway 44 Right-of-Way to a point of curvature; Thence, following the Highway 44 Right-of-Way along a curve to the right, said curve has a radius of 1095.92 feet and a length of 110.78 feet, chord bearing of S 54 degrees 23 minutes 15 seconds W, a chord distance of 110.73 feet more or less; Thence, N 42 degrees 46 minutes 16 seconds W, 268.89 feet more or less to the north line of Lot F-1 of Fish Hatchery Subdivision; Thence, S 89 degrees 44 minutes 15 seconds E, 437.33 feet more or less, along the north line of Lot F-1 to the point of beginning. Said tract of land contains 1.00 Acres, more or less, more generally described as being located west of the intersection of Jackson Boulevard and Chapel Lane.

**Planning Commission recommended that the Rezoning from the Park Forest District to the Office Commercial District be continued to the April 26, 2001 Planning Commission meeting to be considered in conjunction with a Planned Development Designation.**

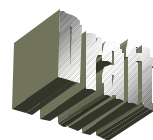
9. No. 01PD003 - Fish Hatchery Subdivision

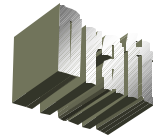
A request by Fisk Engineering for John Skulborstad and Peter Torino to consider an application for a **Planned Commercial Development - Initial and Final Development Plan** on Lot 1 of Lot F-1, Fish Hatchery Subdivision, Section 8, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located north of the Cleghorn Fish Hatchery on U.S. Highway 44 West.

**Planning Commission recommended that the Planned Development Designation be continued to the April 26, 2001 Planning Commission meeting to be heard in conjunction with a rezoning request.**

10. No. 01SV005 - Fish Hatchery Subdivision

A request by Fisk Engineering for John Skulborstad and Peter Torino to consider an application for a **Variance to the Subdivision Regulations to waive the requirement for sewer, water, street light conduit and sidewalks** on Lot 1 of Lot F-1, Fish Hatchery Subdivision, Section 8, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located north of the Cleghorn Fish Hatchery on U.S. Highway 44 West.





**Planning Commission recommended that the Variance to the Subdivision Regulations to waive the requirement for sewer, water, sidewalk and street light conduit be continued to the April 26, 2001 Planning Commission meeting to be heard in conjunction with a Preliminary and Final Plat on the subject property.**

11. No. 01PL007 - Fish Hatchery Subdivision

A request by Fisk Engineering for John Skulborstad and Peter Torino to consider an application for a **Preliminary and Final Plat** on Lot 1 of Lot F-1, Fish Hatchery Subdivision, Section 8, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located north of the Cleghorn Fish Hatchery on U.S. Highway 44 West.

**Planning Commission recommended that the Preliminary and Final Plat be continued to the April 26, 2001 Planning Commission meeting to allow the applicant to submit additional information.**

12. No. 01UR006 - Bice Subdivision

A request by Samuel J. and Faye E. Bice to consider an application for a **Use on Review to allow a caretakers residence in the Light Industrial Zoning District** on Lot 2 of Lot K of Bice Subdivision located in the NW1/4 of the SW1/4 of Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1220 1/2 Creek Drive.

**Planning Commission recommended that the Use on Review to allow a caretakers residence in the Light Industrial Zoning District be continued to the May 10, 2001 Planning Commission meeting to allow the applicant time to submit additional required information.**

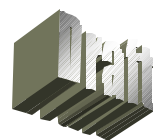
13. No. 01RD001 - Section 22, 23, 26 and 27, T1N, R7E

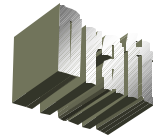
A request by Jerald and Luane Johnson and Everett and Ruth Call to consider an application for a resolution naming the existing unnamed roadway which is primarily located along the north/south section line located between Sections 26 & 27 and Sections 22 & 23 in T1N, R7E, BHM and also located in the NE 1/4 NE1/4 of Section 27, T1N, R7E, BHM and E1/2 of SE1/4 of Section 22, T1N, R7E, BHM and all located within Rapid City, Pennington County, South Dakota to "Black Hills Boulevard".

**Planning Commission recommended that the Resolution naming the unnamed roadway to "Black Hills Boulevard" be continued to the May 24, 2001 Planning Commission meeting to allow the petitioners to submit a new proposed street name.**

14. No. 01CA001 – Summary of Adoption Action - Amendment to the Major Street Plan

**Planning Commission recommended that Summary of Adoption Action be approved and authorized publication in the Rapid City Journal.**





15. No. 01CA002 – Summary of Adoption Action - Amendment to the Major Street Plan

**Planning Commission recommended that Summary of Adoption Action be approved and authorized publication in the Rapid City Journal.**

16. No. 01UR010 - Original Town of Rapid City

A request by Lund Associates, Inc. to consider an application for a **Use On Review to allow expansion of the Rapid City Public Library** on Lots 17 through 32, Block 104, Original Town of Rapid City, Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at Rapid City Public Library - 610 Quincy Street.

**Planning Commission recommended that the Use On Review to allow expansion of the Rapid City Public Library be approved with the following stipulations:**

**Engineering Division Recommendations:**

1. Prior to issuance of a building permit, the applicant shall provide a drainage plan for the alley for review and approval;
2. Prior to issuance of a building permit, the applicant shall provide a pedestrian access plan for both Seventh Street and Quincy Street;

**Fire Department Recommendations:**

3. Prior to issuance of a building permit, the applicant shall provide a complete fire sprinkler plan for review and approval;

**Air Quality Division Recommendations:**

4. If more than one acre of land shall be disturbed by construction, an air quality permit shall be obtained prior to issuance of grading permit or a building permit;

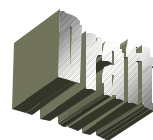
**Building Inspection Division Recommendations:**

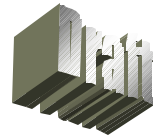
5. Prior to any construction, the applicant shall obtain a building permit and pay all related fees;
6. Prior to occupancy of the structure, the applicant shall obtain a Certificate of Occupancy;

**Urban Planning Division Recommendations:**

7. That all provision of the Landscape Ordinance shall be continually met;
8. That prior to City Council approval, a revised a site plan shall be submitted eliminating the parallel parking stall along the alley;
9. That prior to City Council approval, a revised a site plan shall be submitted identifying provisions for a minimum of three, twenty-three foot stacking lanes shall be provided for the drive up window; and,
10. That prior to City Council approval, a revised a site plan identifying the provisions for a minimum of a twenty-six foot aisle space, including the alley to be provided for those parking stalls backing into the alley.

18. No. 01PL017 - Parkridge Subdivision





A request by Renner & Sperlich Engineering for Jim's Plumbing & Heating to consider an application for a **Layout, Preliminary and Final Plat** on Lot 14A Revised and Lot 14B Revised of Block 1 of Parkridge Village Subdivision No. 2 (formerly Lot 14A & Lot 14B of Block 1 of Parkridge Village Subdivision No. 2) located in the SW1/4 of the NE1/4, Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 3756 and 3758 Olympic Court.

**Planning Commission recommended that the Layout, Preliminary and Final Plat be approved.**

20. No. 01PL019 - Devine Subdivision

A request by Doug Sperlich for Jeffrey L. Devine to consider an application for a **Layout Plat** on Lots 1 and 2 of Devine Subdivision (formerly Tract B less Lot H1 of Tract B) located in SW1/4 of the SW1/4, Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the southeast corner of intersection of Cambell Street and Philadelphia Street.

**Planning Commission recommended that the Layout Plat be continued to the May 10, 2001 Planning Commission meeting to allow the applicant to submit additional information.**

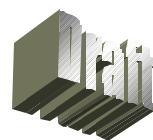
21. No. 01CA004 - Section 22, T1N, R7E

A request by Fisk Land Surveying for Ken Berglund to consider an application for an **Amendment to the Southwest Connector Neighborhood Area Future Land Use Plan, element of the Comprehensive Plan, to change the future land use designation on a 25 acre parcel from Planned Residential Development with 1 dwelling unit per acre and Low Density Residential with a Planned Residential Development to a Planned Residential Development with 3.8 dwelling units per acre** on the north 825 feet of the NE1/4 SE1/4, Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 5501 Berglund Road.

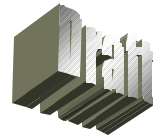
**Planning Commission recommended that the Amendment to the Southwest Connector Neighborhood Area Future Land Use Plan, element of the Comprehensive Plan, to change the future land use designation on a 25 acre parcel from Planned Residential Development with 1 dwelling unit per acre and Low Density Residential with a Planned Residential Development to a Planned Residential Development with 3.8 dwelling units per acre be approved.**

22. No. 01PL020 - Wisdom Subdivision

A request by Fisk Land Surveying for Wisdom, Inc. to consider an application for a **Lot Split** on Lot 1 Revised, Wisdom Subdivision, Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 2321 N. LaCrosse Street.







**Planning Commission recommended that the Lot Split be approved with the following stipulations:**

**Engineering Division Recommendation:**

1. Prior to City Council approval, a site plan shall be submitted identifying the location of the building water service shut-off valves. In addition, the plat shall be revised to show access to any shut-off valves located outside of right-of-way or access easements;

**Emergency Services Communication Center Recommendation:**

2. Prior to City Council approval, the plat shall be revised to show the correct street names for Mall Drive and Disk Drive as "E. Mall Drive" and "E. Disk Drive"; and,

**Urban Planning Division Recommendations:**

3. Prior to City Council approval, the utility companies shall review and approve the 40 foot wide utility and common access easement to be vacated by this plat.

23. **No. 01SV007 - Valley Ridge Subdivision - Phase VI**

A request by Dream Design International to consider an application for a **Variance to the Subdivision Regulations to allow a lot more than twice as long as it is wide** on Lot 19, 20, 21, 22, 23, 24, 25, Block 6 and Lot 8, 9, 10, 11, 12, 13, 14, Block 7 and Lot 2, 3, 4, 5, Block 8, and Lot 1, 2, 3, 4, 5, 6, 7, 8, Block 9 and Lot 1, 2, 3, 4, 5, 6, 7, Block 10 and dedicated streets, Valley Ridge Subdivision Phase VI located in NE1/4 of SE1/4 of Section 3, T1N, R8E, BHM, Pennington County, South Dakota, more generally described as being located along the intersections of Solitaire Drive, Lawrence Street, and South Pitch Drive.

**Planning Commission recommended that the Variance to the Subdivision Regulations to allow a lot more than twice as long as it is wide be approved.**

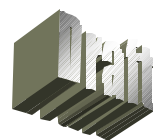
24. **No. 01PL016 - Valley Ridge Subdivision - Phase VI**

A request by Dream Design International to consider an application for a **Preliminary and Final Plat** on Lot 19, 20, 21, 22, 23, 24, 25, Block 6 and Lot 8, 9, 10, 11, 12, 13, 14, Block 7 and Lot 2, 3, 4, 5, Block 8, and Lot 1, 2, 3, 4, 5, 6, 7, 8, Block 9 and Lot 1, 2, 3, 4, 5, 6, 7, Block 10 and dedicated streets, Valley Ridge Subdivision Phase VI located in NE1/4 of SE1/4 of Section 3, T1N, R8E, BHM, Pennington County, South Dakota, more generally described as being located along the intersections of Solitaire Drive, Lawrence Street, and South Pitch Drive.

**Planning Commission recommended that the Preliminary and Final Plat be approved with the following stipulations:**

**Engineering Division Recommendation:**

1. Prior to City Council approval of the Preliminary Plat, inlet information relative to the proposed detention pond known as Detention Cell #103 shall be submitted for review and approval;
2. Prior to City Council approval of the Preliminary Plat, revised drainage plans shall be submitted for review and approval identifying that all lot drainage will be diverted to the side lot line(s). In addition, covenants





shall be established specifying that the drainage be diverted to the side lot lines on each lot.

3. Prior to City Council approval of the Final Plat, the covenants shall be recorded at the Register of Deed's Office and a copy of the recorded document shall be submitted for review and approval;
4. Prior to City Council approval of the Preliminary Plat, all necessary changes shall be made to the construction plans as identified on the red lined drawings. In addition, the red lined drawings shall be returned to the Engineering Division;
5. Prior to City Council approval of the Preliminary Plat, a Utility Master Plan shall be submitted for review and approval;

**County Highway Department Recommendation:**

6. Prior to City Council approval of the Final Plat, the detention pond known as Detention Cell #103 located north of the property shall be completed;
7. Prior to City Council approval of the Final Plat, a road maintenance plan shall be submitted for review and approval;

**Pennington County Fire Coordinator Recommendation:**

8. Prior to City Council approval of the Final Plat, fire hydrants shall be installed in accordance with the Uniform Fire Code;

**Emergency Services Communication Center Recommendation:**

9. Prior to City Council approval of the Final Plat, a revised road name for Lawrence Street shall be submitted for review and approval;
10. Prior to City Council approval of the Final Plat, the plat shall be revised to show Solitaire Drive as Avenue A;

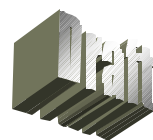
**Urban Planning Division Recommendations:**

11. Prior to City Council approval of the Final Plat, a Subdivision Regulations Variance to allow a lot more than twice as it is long shall be obtained or the plat shall be revised to comply with the lot to width requirement;
12. Prior to City Council approval of the Final Plat, a subdivision estimate form shall be submitted and all subdivision inspection fees shall be paid; and,
13. Prior to City Council approval of the Final Plat, surety for any required subdivision improvements that have not been completed shall be posted.

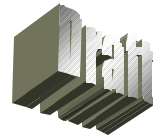
26. **No. 01PL021 - Red Rock Estates - Phase II**

A request by Dream Design International to consider an application for a **Preliminary and Final Plat** on Lots 4-16, Block 3, Lots 2-3, Block 4; Lots 1-6, Block 7; Lots 1-3, Block 8; and dedicated streets, Red Rock Estates Subdivision - Phase II, Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the current northern terminus of Meadowlark Drive.

**Planning Commission recommended that the Preliminary and Final Plat be continued to the April 26, 2001 Planning Commission meeting to allow the**







**applicant to submit additional information.**

27. No. 01PL018 - Race Track Subdivision

A request by Davis Engineering for Stanley Torgerson to consider an application for a **Layout Plat** on Lots K, L, M, and N of Race Track Subdivision, Section 10, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the intersection of S.D. Highway 44 and Jolly Lane - Black Hills Speedway.

**Planning Commission recommended that the Layout Plat be continued to the April 26, 2001 Planning Commission meeting to allow the applicant additional time to address drainage issues, approach location issues and subdivision lot layout issues relative to the subject property.**

29. No. 01UR012 - Rapp Addition

A request by Tetrigenics for Qwest Wireless LLC to consider an application for a **Use On Review to allow a communication tower in the General Commercial Zoning District** on Lot 2, Block 2, Rapp Addition, Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 640 Farnwood Street.

**Planning Commission recommended that the Use On Review to allow a communication tower in the General Commercial Zoning District be continued to the April 26, 2001 Planning Commission meeting to allow the applicant time to provide additional required information.**

**---END OF CONSENT CALENDAR; BEGINNING OF REGULAR AGENDA ITEMS---**

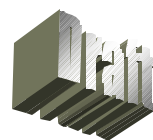
17. No. 01UR011 - Enchanted Hills Subdivision No. 3

A request by Lee A. Keeney to consider an application for a **Use On Review to allow a garage in excess of 1000 square feet and thirty percent of the size of the gross floor area of the dwelling unit** on Lot 22, Enchanted Hills Subdivision No. 3, Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1025 Enchantment Road.

Lang requested that an additional stipulation be added to the conditions of approval prohibiting plumbing in the garage.

In response to a question from Wall, Seaman advised that two telephone calls were received from individuals requesting information about the project noting that neither caller objected to the proposed use. She added that the applicant indicated that there were no plans to plumb the garage.

**Wall moved, Solay seconded and unanimously carried to recommend that the Use On Review to allow a garage in excess of 1000 square feet and thirty percent of the size of the gross floor area of the dwelling unit be approved with the following stipulations:**





**Engineering Division Recommendations:**

1. No separate access to the detached garage from Enchantment Road shall be allowed;

**Building Inspection Division Recommendations:**

2. A building permit shall be obtained prior to any construction and a Certificate of Completion shall be obtained prior to occupancy;

**Urban Planning Division Recommendations:**

3. A statement declaring that the garage cannot be used for commercial purposes must be signed by the petitioner and filed with the Register of Deeds prior to issuance of a building permit;
4. That the garage shall be constructed of the same materials and the same color(s) as the existing residence; and,

**Planning Commission Recommendation:**

5. That no plumbing shall be permitted in the garage structure. (8 to 0)

19. No. 01PD010 - Minnewasta Subdivision

A request by Wyss Associates, Inc. to consider an application for a **Major Amendment to a Planned Residential Development to reduce a portion of the 25 foot front yard setback to 8 feet** on Lot 25R, Block 1, Minnewasta Subdivision, Section 10, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 2101 Harney Drive.

Lang stated that she couldn't support the request as she feels that the developer has other alternatives available for the development of the property.

Emerson reviewed the slides and the staff report and recommended approval of the Major Amendment with stipulations.

Pat Wyss, applicant, explained the original plans for the site, including removing a portion of the existing home. He added that the current proposal stems from their effort to meet or exceed the requirements for drainage from the site while leaving the existing home intact. He identified the proposed detention facility on the subject property.

Discussion followed.

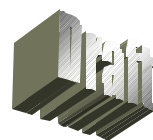
**Swedlund moved, Mashek seconded and carried to recommend the Major Amendment to a Planned Residential Development to reduce a portion of the 25 foot front yard setback to 8 feet be approved with the following stipulations:**

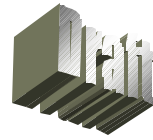
**Engineering Division Recommendations:**

1. Prior to City Council approval of the Major Amendment, the applicant shall submit a plat dedicating additional right-of-way for Harney Drive. The new front property line shall be one foot inside the sidewalk;

**Urban Planning Division Recommendations:**

2. Prior to Planning Commission approval of the Major Amendment, the applicant shall submit a detailed landscape plan to provide a buffer between the structure and the street; and,





3. **The Major Amendment shall apply to the existing structure only. Any additions shall comply with a twenty-five foot (25') front yard setback or a Major Amendment to the Planned Residential Development shall be submitted. (6 to 2 with Solay and Lang voting no)**

25. No. 01SV008 - Red Rock Estates - Phase II

A request by Dream Design International to consider an application for a **Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide** on Lots 4-16, Block 3, Lots 2-3, Block 4; Lots 1-6, Block 7; Lots 1-3, Block 8; and dedicated streets, Red Rock Estates Subdivision - Phase II, Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the current northern terminus of Meadowlark Drive.

**Parker moved, Swedlund seconded and carried to recommend that the Variance to the Subdivision Regulations to allow lots more than twice as long as they are wide be approved. (7 to 0 with Lang abstaining)**

28. No. 01PD011 - Menard Subdivision

A request by Geiger Architecture for The First Western Bank - Wall to consider an application for a **Planned Commercial Development - Final Development Plan** on Lot A, Menard Subdivision, NW1/4 of Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the intersection of Eglin Street and East Anamosa Steet.

**Swedlund moved and Wevik seconded to recommend that the Planned Commercial Development - Final Development Plan be approved with the following stipulations:**

**Engineering Division Recommendations:**

1. Prior to issuance of a building permit, the applicant shall provide documentation of drainage easement across the property to the north for the proposed storm water sewer pipe route;
2. Prior to issuance of a building permit, the applicant shall provide corrected engineering plans for review and approval;

**Fire Department Recommendations:**

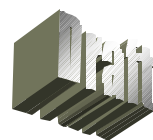
3. Prior to issuance of a building permit, the applicant shall provide a site plan identifying the location of all fire hydrants within five-hundred feet of the property;
4. All access and circulation shall meet minimum turning widths for Fire Department apparatus including the ladder truck;

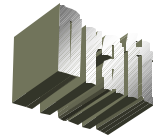
**Air Quality Division Recommendations:**

5. If more than one acre of land shall be disturbed by construction, an air quality permit shall be obtained prior to issuance of grading permit or a building permit;

**Urban Planning Division Recommendations:**

6. Prior to City Council approval, the applicant shall provide a revised landscape plan for review and approval. The revised landscape plan





shall identify a landscape buffer installed along the parking lot adjacent to Anamosa Street and East North Street/US Highway 16B. That all landscaping shall continually meet the requirements of the Landscape Regulations;

7. Prior to City Council approval, the applicant shall provide a sign package for review and approval. The Planning Director may allow alternations from the approved sign package if the signs are constant with the overall design of the sign package. No off-premise signs shall be allowed;
8. Prior to issuance of a building permit, the applicant shall provide a lighting package for review and approval; and,
9. That all parking shall continually meet the requirements of the Parking Regulations.

In response to a question from Lang, Swedlund clarified that his intent is that the motion reflects that no off-premise signs shall be allowed and that any on-premise sign shall not be of billboard construction.

Discussion followed concerning the control afforded by the Planned Commercial Development process, the location of the subject property as a community entryway, development directory signs, and the definition of off-premise ground and monument signs.

**Swedlund amended the motion and Wevik accepted the amendment to recommend that the Planned Commercial Development - Final Development Plan be approved with the following stipulations:**

**Engineering Division Recommendations:**

1. Prior to issuance of a building permit, the applicant shall provide documentation of drainage easement across the property to the north for the proposed storm water sewer pipe route;
2. Prior to issuance of a building permit, the applicant shall provide corrected engineering plans for review and approval;

**Fire Department Recommendations:**

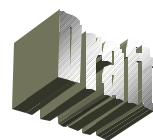
3. Prior to issuance of a building permit, the applicant shall provide a site plan identifying the location of all fire hydrants within five-hundred feet of the property;
4. All access and circulation shall meet minimum turning widths for Fire Department apparatus including the ladder truck;

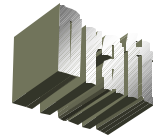
**Air Quality Division Recommendations:**

5. If more than one acre of land shall be disturbed by construction, an air quality permit shall be obtained prior to issuance of grading permit or a building permit;

**Urban Planning Division Recommendations:**

6. Prior to City Council approval, the applicant shall provide a revised landscape plan for review and approval. The revised landscape plan shall identify a landscape buffer installed along the parking lot adjacent to Anamosa Street and East North Street/US Highway 16B.





**That all landscaping shall continually meet the requirements of the Landscape Regulations;**

- 7. Prior to City Council approval, the applicant shall provide a sign package for review and approval. The Planning Director may allow alternations from the approved sign package if the signs are constant with the overall design of the sign package. Any off-premise sign shall be exclusively for the identification of other businesses located in the Menard's Planned Commercial Development and shall be a ground monument sign;**
- 8. Prior to issuance of a building permit, the applicant shall provide a lighting package for review and approval; and,**
- 9. That all parking shall continually meet the requirements of the Parking Regulations.**

Lee Geiger, applicant, advised that the applicant has no intention of modifying the existing Menards sign into a directory sign. He noted that off-premise signage is permitted in the General Commercial Zoning District. He added that the applicant is willing to limit the off-premise signage height, size and content. He indicated that while a 25 foot wide sign located on 25 foot tall posts is significantly smaller than what is allowed under the ordinance, would still be visible to I-90 traffic.

Swedlund objected to the concept of a 25 foot wide billboard. He urged the applicant to review alternatives to billboard-type signage.

Geiger clarified that the sign would be used as an off-premise directory. He discussed the limitations he feels are imposed by ground and monument signage. He identified the proposed location of the sign.

Discussion followed concerning the potential for Planning Commission review of the sign package, continuing the item to the April 26, 2001 Planning Commission meeting, and the lack of support for a pole mounted sign in any size.

Wall spoke in opposition to the motion noting that the off-premises signage is permitted in the General Commercial Zoning District under the Zoning Ordinance.

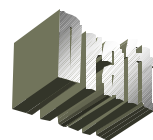
Discussion followed.

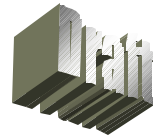
**Wevik called the question. There was no objection to calling the question.**

**Planning Commission recommended that the Planned Commercial Development - Final Development Plan be approved with the following stipulations:**

**Engineering Division Recommendations:**

- 1. Prior to issuance of a building permit, the applicant shall provide documentation of drainage easement across the property to the north for the proposed storm water sewer pipe route;**
- 2. Prior to issuance of a building permit, the applicant shall provide corrected engineering plans for review and approval;**





**Fire Department Recommendations:**

3. Prior to issuance of a building permit, the applicant shall provide a site plan identifying the location of all fire hydrants within five-hundred feet of the property;
4. All access and circulation shall meet minimum turning widths for Fire Department apparatus including the ladder truck;

**Air Quality Division Recommendations:**

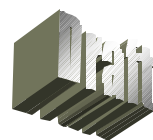
5. If more than one acre of land shall be disturbed by construction, an air quality permit shall be obtained prior to issuance of grading permit or a building permit;

**Urban Planning Division Recommendations:**

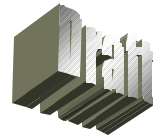
6. Prior to City Council approval, the applicant shall provide a revised landscape plan for review and approval. The revised landscape plan shall identify a landscape buffer installed along the parking lot adjacent to Anamosa Street and East North Street/US Highway 16B. That all landscaping shall continually meet the requirements of the Landscape Regulations;
  7. Prior to City Council approval, the applicant shall provide a sign package for review and approval. The Planning Director may allow alternations from the approved sign package if the signs are constant with the overall design of the sign package. Any off-premise sign shall be exclusively for the identification of other businesses located in the Menard's Planned Commercial Development and shall be a ground monument sign. Prior to issuance of a building permit, the applicant shall provide a lighting package for review and approval; and,
  8. Prior to issuance of a building permit, the applicant shall provide a lighting package for review and approval; and,
  9. That all parking shall continually meet the requirements of the Parking Regulations. (8 to 0)
30. No. 00UR011 - South Boulevard Addition - St. Elmo #2 Subdivision  
A request by Stacey Sharp for Casa Del Rey-Rapid City, Inc. to consider an application for a **Major Amendment to a Use on Review to allow an on-sale liquor establishment** on Lots 14-16 and 1/2 vacated alley, Block 5, South Boulevard Addition, Section 12, T1N, R7E; Lots 1-5 and 1/2 vacated alley, Block 1, St. Elmo #2; Lots 6-10 less Lot H-1, Block 1, St. Elmo #2; Lots 17-19 and 1/2 vacated alley, Block 5, South Boulevard Addition, Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1902 Mount Rushmore Road.

Elkins advised that at the request of the Planning Commission all Uses On Review for on-sale liquor establishments be considered as a regular agenda item.

In response to a question from Wevik, Elkins noted that complaints concerning noise and fencing were reported during the event last year. She indicated that staff recommends approval of the Use on Review with stipulations for a one year period so the event can be monitored again this year.







Wevik moved, Solay seconded, and unanimously carried to recommend that the Major Amendment to a Use on Review to allow an on-sale liquor establishment be approved with the following stipulations:

**Engineering Division Recommendations:**

1. That a minimum of ten portable chemical toilets be provided for use by patrons of the Cinco De Mayo Event;

**Fire Department Recommendations:**

2. Prior to issuance of a Temporary Use Permit, the applicant shall provide a Tent Inspection Checklist and Tent Inspection Plan Review to the Fire Department for their review and approval;

**Building Inspection Division Recommendations:**

3. The applicant shall obtain a Temporary Use Permit;
4. The applicant shall comply with all provisions of Uniform Fire Code Article 32 which will be attached to the Temporary Use Permit;
5. The applicant shall obtain a Sign Permit for any additional signs posted in conjunction with this event;

**Urban Planning Division Recommendations:**

6. Prior to City Council approval, the petitioner shall submit parking lease agreements for review and approval by the City Attorney's office;
7. That the outdoor event shall cease no later than 11:00 p.m.; and,
8. That the Major Amendment to the Use on Review be approved only for May 5, 2001 and any additional outdoor events will require an additional Major Amendment to the Use on Review. (8 to 0)

Emerson requested that Items 31, 32, and 33 be considered concurrently.

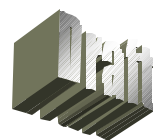
31. **No. 01PD004 - Boulevard Addition**

A request by Ferber Engineering Company for Richard O. Stahl to consider an application for a **Planned Residential Development - Initial and Final Development Plan** on Lots 1-6 of Stahl Victorian Addition, formerly Tracts J, K, L, M and N of Lot 6 of Block 19, Boulevard Addition of the N1/2 of Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the southwest corner of the intersection of West Street and South Street.

32. **No. 01SV006 - Boulevard Addition**

A request by Ferber Engineering Company for Richard O. Stahl to consider an application for a **Variance to the Subdivision Regulations to allow curb, gutter and sidewalk on one side of the alley and sidewalk on one side of Stahl Court and to waive the street light conduit** on Lots 1-6 of Stahl Victorian Addition, formerly Tracts J, K, L, M and N of Lot 6 of Block 19, Boulevard Addition of the N1/2 of Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the southwest corner of the intersection of West Street and South Street.

33. **No. 01PL010 - Boulevard Addition**





A request by Ferber Engineering Company for Richard O. Stahl to consider an application for a **Layout Plat** on Lots 1-6 of Stahl Victorian Addition, formerly Tracts J, K, L, M and N of Lot 6 of Block 19, Boulevard Addition of the N1/2 of Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the southwest corner of the intersection of West Street and South Street.

Emerson noted that these items were continued from the March 22, 2001 Planning Commission meeting to allow the applicant to address issues as identified by staff. He discussed proposed revisions to the site plan, including the removal of the parking lot for The Victorian Assisted Living facility. He added that the existing South Street right-of-way will remain intact and he requested that condition 2 on Item 31 be removed as it is no longer applicable. He stated that staff recommends approval of the three items with stipulations as revised.

In response to a question from Lang, Emerson advised that complete drainage information, along with a detailed geotechnical report must be submitted as part of the Preliminary Plat application and Final Development Plan.

Mike Brooks, area resident, distributed photographs to the Planning Commission and expressed concern regarding the incline and width of Hill Street leading up to the subject property. He related conversations he had with the Engineering Division concerning the construction of Hill Street. He expressed concern regarding traffic safety issues and the proposed turnaround. He stated that he is against the proposed development.

In response to a question from Wall, Emerson explained that detailed engineering plans would be submitted providing road grades at the time of Preliminary Plat application and alteration to the existing Hill Street may be needed based on the review of the detailed engineering plans.

Discussion followed.

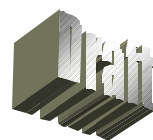
**Wall moved and Wevik seconded to recommend that the Planned Residential Development - Initial Development Plan (No. 01PD004) be approved with the following stipulations:**

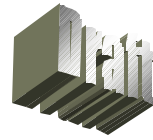
**Engineering Division Recommendations:**

1. All stipulations of Layout Plat 01PL010 shall be met;

**Urban Planning Division Recommendations:**

2. Prior to Final Development Plan approval by the Planning Commission, the applicant shall provide detailed building footprints and elevations for review;
3. Prior to Final Development Plan approval by the Planning Commission, the applicant shall provide a detailed landscaping plan for review and approval;
4. That all provisions of the Parking Ordinance shall be met except the following: Parking may be designed to allowed vehicles to back into the Stahl Court right-of-way;





5. That the parking lot proposed on Lot 3 shall be eliminated and prior to City Council approval, a revised site plan shall be submit deleting the parking lot from the Planned Residential Development site plan;
6. That a turnaround meeting City minimum standards shall be provided at the terminus of Stahl Court;
7. All permitted uses allowed in the High Density Residential Zoning District shall be allowed in the Planned Residential Development;
8. All uses allowed as a Use On Review in the High Density Residential Zoning District may be allowed only upon approval of a Major Amendment to the Planned Residential Development;
9. All building height, setback and area requirements shall comply with the requirements of the High Density Residential Zoning District; however, a reduced setback may be allowed when the applicant provides detail building plans and elevations at the time of Final Development Plan;
10. Prior to Final Plat approval, a Final Development Plan for the Planned Residential Development shall be submitted and approved by the City Council; and,

**Air Quality Division Recommendations:**

11. If more than one acre shall be disturbed by construction, an air quality permit shall be obtained prior to issuance of grading permit or a building permit; and,

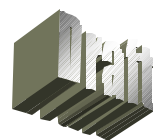
to recommend that the Variance to the Subdivision Regulations to allow curb, gutter and sidewalk on one side of the alley and sidewalk on one side of Stahl Court (No. 01SV006) be approved and the Variance to the Subdivision Regulations to waive the street light conduit be denied; and,

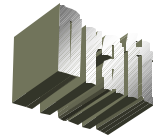
to recommend that the Layout Plat (No. 01PL010) be approved with the following stipulations:

**Engineering Division Recommendations:**

1. Prior to Preliminary Plat approval by the Planning Commission, complete engineering plans and related information as specified in Section 16.20.040 of the Rapid City Municipal Code shall be submitted for review and approval;
2. Prior to Preliminary Plat approval by the Planning Commission, a preliminary geotechnical report shall be submitted for the subject property;
3. Prior to Preliminary Plat approval by the Planning Commission, a detailed topographic survey of the detention facility shall be provided;
4. Prior to Preliminary Plat approval by the Planning Commission, the water line shall be extended to proposed Lot 3 and tie into the existing water line in South Street;
5. Prior to Preliminary Plat approval by the Planning Commission, a complete drainage report shall be provided including a design for an outlet structure for the detention facility;

**Fire Department Recommendations:**





6. **Prior to Preliminary Plat approval by the Planning Commission, plans shall be submitted showing the proposed locations of water lines and fire hydrants;**
7. **Prior to Preliminary Plat approval by the Planning Commission, the applicant shall delineate an emergency turnaround for the dead end alley and Stahl Court on the plat and plans;**

**Urban Planning Division Recommendations:**

8. **Prior to Final Plat approval, a Final Development Plan for the Planned Residential Development shall be submitted and approved by the City Council;**
9. **Prior to Preliminary Plat approval by the City Council, the subdivision improvement estimate shall be provided for review and approval and all the subdivision inspection fees shall be paid; and,**
10. **Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted.**

Jean Kessloff, area resident, distributed photographs showing vehicles parked in both the front and rear of The Victorian. She expressed concern that during special events vehicles will park along Hill Street.

Swedlund stated that he will vote against the project and noted that he feels the project encroaches too far up the hill.

Stahl noted that The Victorian parking is adequate under the City Parking Ordinance.

Wevik advised that his primary concern with the proposed development was the additional commercial traffic being routed through the residential area. He noted that at the time of Final Development Plan review the issue of parking in the emergency turn around could be further addressed.

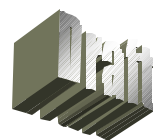
Discussion followed concerning parking issues at The Victorian and the elevation designs that will be submitted at the time of Final Development Plan application.

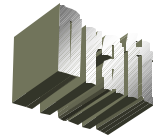
Jay Hrachovec, President of the West Boulevard Association, expressed concern the proposed east parking lot lies within the West Boulevard Historic District. He noted that he does not feel this is an appropriate use for the district.

**The motion with the above listed stipulations carried. (7 to 1 with Swedlund voting no)**

34. **No. 01PD006 - SSJE Subdivision**

A request by Exhaust Pros of Rapid City, Inc. to consider an application for a **Major Amendment to a Planned Commercial Development to revise the sign package** on Lot 7 of SSJE Subdivision, Section 32, T2N, R8E, BHM, Rapid





City, Pennington County, South Dakota, more generally described as being located at 1331 Jess Street.

Fisher advised that this item was continued at the March 22, 2001 Planning Commission meeting at the request of the applicant. She advised that staff recommends that the amended sign package be approved with stipulations.

**Wall moved, Parker seconded and unanimously carried to recommend that the Major Amendment to a Planned Commercial Development to revise the sign package be approved with the following stipulations:**

**Urban Planning Division Recommendation:**

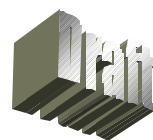
- 8. All previous conditions of approval for the Final Commercial Development Plan #00PD039 shall be continually met with the exception of the following revised sign package:**
  - a. A 6 foot X 12 foot wall mounted sign shall be allowed on the north side of the building;**
  - b. A 6 foot X 24 foot wall mounted sign shall be allowed on the west side of the building; and,**
  - c. An 8 foot X 8 foot pole sign with a minimum ground clearance of 12 feet and a maximum height of 20 feet shall be allowed in the northwest corner of the property. The proposed pole sign shall maintain a minimum eight-foot side yard setback.**

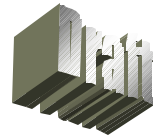
**The signs shall incorporate the same color design as the structure and shall be lighted. (8 to 0)**

**35. No. 01PD007 - Hughes Tract (Section 9, T1N, R7E)**

A request by Canyon Lake Park, LLC to consider an application for a **Planned Commercial Development - Initial and Final Development Plan** on the south half (S1/2) of Lot C and the west 165 feet of the east 495 feet of Lot A of Lot Two (2) in the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section Nine (9) in Township 1 North of Range 7 East of the Black Hills Meridian (said Lot Two (2) sometimes referred to as the Hughes Tract) in the City of Rapid City; together with an easement for ingress, egress and parking on Lot One (1) of Lot D and on Lot One (1) of Lot Three (3) of Lot A, both in Lot Two (2) in the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section Nine (9) in Township 1 North of Range 7 East of the Black Hills Meridian (said Lot Two (2) sometimes referred to as the Hughes Tract) in the City of Rapid City, as set forth in instrument recorded March 21, 1988, in Book 33 of Misc. records on Page 7730 in the office of the Register of Deeds, Pennington County, South Dakota; and the east 125 feet of north 125 feet of Lot C of Lot Two (2) of Hughes Tract located in Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 4020 Jackson Boulevard.

Emerson presented the request and reviewed the staff report and slides. He recommended that the Initial and Final Development Plan be continued to the April 26, 2001 Planning Commission meeting to allow the applicant to provide a revised site plan that identifies adequate parking for the development.





**Prairie Chicken moved and Wevik seconded to recommend that the Initial and Final Development Plan be continued to the April 26, 2001 Planning Commission meeting to allow the applicant to provide a revised site plan that identifies adequate parking for the development.**

Peter Anderson, applicant, distributed floor plans and a site plan to the Planning Commissioners. He reviewed the requirements for parking on the site as calculated by the applicants noting that they believe they are only eight spaces short of meeting City Parking requirements for the proposed development. He emphasized that they have addressed 14 of the conditions as set forth by staff. He discussed the revised floor plan and uses of the proposed office building. He identified a letter from Rich Huffman addressing the proposed use of a portion of the office space. He stated his opinion that the discrepancy in the number of required parking spaces is not significant enough to withhold approval. He requested that they be allowed to submit the sign package prior to issuance of a building permit. He asked that the Planning Commission grant approval of this application today.

Wevik requested clarification concerning whether the method used by the applicant to calculate the parking is consistent with ordinance noting that these specific numbers are not addressed in the staff report.

Elkins advised that this particular site offers no alternatives for overflow parking. She noted that staff recommends that the applicant fully comply with the parking ordinance.

Wevik noted that the use for approximately 9,000 square feet of space has not been identified.

Swedlund stated that the parking requirements for attorney's offices are very low, noting that the applicant is only requesting a seven-space variance to the parking requirement.

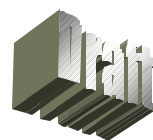
Mashek indicated that parking should remain a consideration, as the use in the future may be something other than an attorney's office.

Discussion followed.

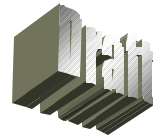
Elkins indicated that a quick calculation indicates that 117 spaces would be required.

Discussion followed concerning the frequency of customer visits to attorney's offices, the uses for the structure as identified by the applicant, the ability to reduce office space in the structure to comply with the parking code, and the possibility for overflow parking into the adjacent residential neighborhood.

Emerson distributed a petition containing approximately 49 signatures of residents in opposition to the proposed development.







Steve McCarthy stated that he feels the Parking Ordinance requirements are too strict. He discussed his experience with parking on the subject property at the time it was operated as The Fitness Center.

Wall expressed concern that there is a significant discrepancy in terms of the number of required parking stalls for the proposed development.

Discussion followed concerning application of the Parking Ordinance based on the gross square footage of the building.

**The motion carried to recommend that the Initial and Final Development Plan be continued to the April 26, 2001 Planning Commission meeting to allow the applicant to provide a revised site plan that identifies adequate parking for the development. (7 to 1 with Parker voting no)**

36. Discussion Items

- A. Proposed Ordinance Amendments affecting fences and retaining walls  
Elkins requested that this item be continued to the April 26, 2001 Planning Commission meeting.

37. Staff Items

None.

38. Planning Commission Items

Wall inquired as to the status of high speed Internet connections for the Planning Commissioners. Elkins indicated that the Computer Department is continuing to work to address issues with the two separate Internet providers.

Wall stated that he feels receiving a paper packet in addition to the packet on disk is an unnecessary duplication. Discussion followed.

Swedlund requested that Rod Johnson present an update for the Roosevelt Park project at the next Planning Commission meeting. Discussion followed. Elkins advised that this issue would appear as a discussion item on the next agenda.

**There being no further business, Wevik moved, Wall seconded and unanimously carried to adjourn the meeting at 9:07 a.m. (8 to 0)**

