

Draft

MINUTES OF THE
RAPID CITY PLANNING COMMISSION
October 7, 2004

MEMBERS PRESENT: Peter Anderson, Ida Fast Wolf, Debra Hadcock, Scott Nash, Mel Prairie Chicken and Ethan Schmidt; Karen Olson, Council Liaison, was also present

STAFF PRESENT: Karen Bulman, Renee Catron Blair, Marcia Elkins, Vicki Fisher, Curt Huus, Dave Johnson, Bill Knight, Joel Landeen, Todd Tucker and Risë Ficken

Chairperson Nash called the meeting to order at 7:02 a.m.

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

Staff requested that Items 10 and 13 be removed from the Non-Hearing Consent Agenda for separate consideration.

Schmidt requested that Item 12 be removed from the Non-Hearing Consent Agenda for separate consideration.

A member of the audience requested that Item 11 be removed from the Non-Hearing Consent Agenda for separate consideration.

Prairie Chicken moved, Schmidt seconded and unanimously carried to recommend approval of the Non-Hearing Consent Agenda Items 1 through 14 in accordance with the staff recommendations with the exception of Items 10, 11, 12 and 13. (6 to 0 with Anderson, Fast Wolf, Hadcock, Nash, Prairie Chicken, and Schmidt voting yes and with none voting no)

---NON HEARING ITEMS CONSENT CALENDAR---

1. Corrections to the September 9, 2004 Planning Commission Minutes and approval of the September 23, 2004 Planning Commission Meeting Minutes.
2. No. 04CA034 - Skyline Pines East Subdivision
Summary of Adoption Action - Amendment to the Comprehensive Plan by changing the future land use designation on an approximate 1.08 acre parcel of land from Low Density Residential with a Planned Residential Development to Park Forest with a Planned Residential Development on property described by metes and bounds commencing at the NW corner of the SE1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota. Thence travel 553.75 feet at a bearing S00°31'58" West to a point; Thence travel 165.47 feet at a bearing S89°28'02" East to the Point of Beginning; Travel 74.15 feet at a bearing N41°05'15" West to a point; Travel 245.15 feet at a bearing N00°21'00" East to a point; Travel 106.97 feet at a bearing N34°54'43" East to a point; Travel 115.00 feet at a bearing N05°14'58" West to a point; Travel 51.63 feet at a bearing N09°59'31" East to a point; Travel 56.07 feet at a bearing S89°37'11" East to a point; Travel 464.33 feet at a bearing S00°32'53"

West to a point; Travel 110.01 feet at a bearing S35°36'28" West to the point of beginning. The area described contains approximately 1.08 acres more or less, more generally described as being located west of the western terminus of Fairmont Boulevard along Tower Road.

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

3. No. 04CA035 - Skyline Pines East Subdivision

Summary of Adoption Action - Amendment to the Comprehensive Plan to change the future land use designation on an approximate 1.32 acre parcel of land from Low Density Residential with a Planned Residential Development to Low Density Residential - II with a Planned Residential Development on property described by metes and bounds commencing at the NW corner of the SE1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota. Thence travel 497.65 feet at a bearing S00°31'58" West to a point; Thence travel 609.62 feet at a bearing S89°28'02" East to the Point of Beginning; Travel 0.96 feet at a bearing N26°30'38" West to a point; Travel 155.31 feet at a bearing N81°27'48" East to a point; Travel 237.32 feet at a bearing N43°12'21" East to a point; Travel 116.04 feet at a bearing N34°39'32" East to a point; Travel 244.00 feet at a bearing S00°21'00" West to a point; Travel 202.91 feet at a bearing S34°33'20" West to a point; Travel 38.73 feet at a bearing S90°00'00" West to a point; Travel 237.48 feet at a bearing N61°30'24" West to a point; Travel 19.26 feet at a bearing N73°30'07" West to the point of beginning. The area described contains approximately 1.32 acres more or less, more generally described as being located west of the western terminus of Fairmont Boulevard along Tower Road.

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

4. No. 04CA036 - Skyline Pines East Subdivision

Summary of Adoption Action - Amendment to the Comprehensive Plan by changing the future land use designation on an approximate 1.35 acre parcel from Low Density Residential - II with a Planned Residential Development to Park Forest with a Planned Residential Development on property legally described as described by metes and bounds commencing at the NW corner of the SE1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota. Thence travel 367.51 feet at a bearing S00°31'58" West to the Point of Beginning; Travel 249.13 feet at a bearing S41°05'15" East to a point; Travel 110.01 feet at a bearing N35°36'28" East to a point; Travel 204.40 feet at a bearing S12°13'30" West to a point; Travel 76.49 feet at a bearing S33°41'47" East to a point; Travel 40.83 feet at a bearing S56°18'13" West to a point on a curve; Travel 133.10 feet along a 124.00' radius convex southwesterly with a chord bearing S87°03'11" West to a point; Travel 36.45 feet at a bearing N62°11'51" West to a point on a curve; Travel 33.00 feet along a 126.00' radius concave northwesterly with a chord bearing N71°13'38" West to a point; Travel 363.20 feet at a bearing N00°31'58" East to the point of beginning. The area described contains approximately 1.35 acres more or less, more generally described as being located west of the western terminus of Fairmont Boulevard

along Tower Road.

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

5. No. 04CA037 - Skyline Pines East Subdivision

Summary of Adoption Action - Amendment to the Comprehensive Plan by changing the future land use designation on an approximate 29,977 square foot parcel from Office Commercial with a Planned Commercial Development to Low Density Residential - II with a Planned Residential Development on property described by metes and bounds as commencing at the NW corner of the SE1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota. Thence travel 613.93 feet at a bearing S00°31'58" West to a point; Thence travel 876.61 feet at a bearing S89°28'02" East to the Point of Beginning; Travel 202.91 feet at a bearing N34°33'20" East to a point; Travel 244.00 feet at a bearing N00°21'00" East to a point; Travel 14.61 feet at a bearing N34°39'32" East to a point; Travel 90.92 feet at a bearing S89°39'00" East to a point; Travel 145.77 feet at a bearing S00°21'00" West to a point; Travel 231.88 feet at a bearing S34°33'20" West to a point; Travel 99.70 feet at a bearing S30°35'10" East to a point; Travel 134.13 feet at a bearing S90°00'00" West to the point of beginning. The area described contains approximately 29,977 square feet more or less, more generally described as being located west of the western terminus of Fairmont Boulevard along Tower Road.

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

6. No. 04PL129 - Kennsington Heights Subdivision

A request by Sperlich Consulting, Inc. for Jim Scull to consider an application for a **Preliminary Plat** on Lots 15-17 of Block 1, Lots 7-19 of Block 2, and Lots 2-6 of Block 3, Kennsington Heights Subdivision, located in the SW1/4 of the SW1/4, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, legally described as a portion of Lot B of Government Lot 4 located in Government Lot 4, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located southwest of the intersection of Elm Avenue and Field View Drive.

Planning Commission recommended approval of the Preliminary Plat with the following stipulations:

1. **Prior to Preliminary Plat approval by the City Council, a drainage plan shall be submitted for review and approval. In addition, the plat document shall be revised to provide drainage easements as needed;**
2. **Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show the dedication of the northern 260 feet of Elm Avenue and the west half of Elm Avenue located on adjacent properties or the rights-of-way shall be dedicated as a part of separate plat actions or as "H Lots". In addition, the applicant shall coordinate the construction of Elm Avenue with the**

- adjacent property owner(s);
 3. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to show the dedication of that portion of Davin Drive and Field View Drive located north of the subject property or the rights-of-way shall be dedicated as a part of a separate plat action or as "H Lots";
 4. Prior to Preliminary Plat approval by the City Council, construction plans showing a temporary turnaround at the southern terminus of Field View Drive and Davin Drive shall be submitted for review and approval or construction plans showing a minimum 20 foot wide all weather road connecting Field View Drive and Davin Drive shall be submitted for review and approval. In addition, an access easement shall be obtained from the adjacent property owner for the road connecting Field View Drive and Davin Drive;
 5. Prior to Preliminary Plat approval by the City Council, a revised grading plan shall be submitted for review and approval;
 6. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the redlined drawings. In addition, the red lined drawings shall be returned to the Engineering Division;
 7. Prior to Preliminary Plat approval by the City Council, the plat document shall be revised to provide access to "future Lot 10" or right-of-way shall be dedicated on a separate Final Plat or as an "H Lot" or "future Lot 10" shall be incorporated into an adjacent lot which has legal access;
 9. Upon submittal of a Preliminary Plat application, the plat document shall be revised to show a non-access easement along Elm Avenue, along the west lot line of Lots 12 and 18 of Block 2 and the first 50 feet of all corner lots;
 10. Prior to submittal of a Final Plat application, a different street name for "Court A" shall be submitted to the Emergency Services Communication Center for review and approval. In addition, the plat document shall be revised to show the approved street name;
 11. Prior to Preliminary Plat approval by the City Council, a subdivision cost estimate shall be submitted for review and approval; and,
 12. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.
7. No. 04PL130 - Trailwood Village
A request by Sperlich Consulting to consider an application for a **Preliminary Plat** on Lots 6 thru 8 of Block 18, and Lots 12 thru 13 of Block 19, Trailwood Village, located in the E1/2 of the SE1/4, Section 10, T1N, R8E, BHM, Pennington County, South Dakota, legally described as a portion of Tract T of Trailwood Village located in the E1/2 of the SE1/4, Section 10, T1N, R8E, BHM, Pennington County, South Dakota, more generally described as being located at the extension of Savannah Street north of Williams Street.

Planning Commission recommended that the Preliminary Plat be approved

with the following stipulations:

1. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the redlined drawings. In addition, the red lined drawings shall be returned to the Engineering staff;
 2. Prior to Preliminary Plat approval by the City Council, road construction plans for Reservoir Road as it abuts the subject property shall be submitted for review and approval. In particular, the road construction plans shall show Reservoir Road with curb, gutter, sidewalk and street light conduit or a Variance to the Subdivision Regulations shall be obtained;
 3. Prior to Preliminary Plat approval by the City Council, construction plans showing a turnaround at the northern terminus of Savannah Street shall be submitted for review and approval;
 4. Prior to Preliminary Plat approval by the City Council, a subdivision cost estimate shall be submitted for review and approval;
 5. Prior to submittal of a Final Plat application, the plat document shall be revised to show a ten foot wide planting screen easement along Reservoir Road or a Variance to the Subdivision Regulations shall be obtained;
 6. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.
8. No. 04PL131 - Commerce Park Subdivision
A request by Sperlich Consulting to consider an application for a **Preliminary Plat** on Lots 1 through 10, Block 2, Commerce Park Subdivision, located in the E1/2 SW1/4 SE1/4 Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, legally described as NE1/4 SW1/4 SE1/4 and the N1/2 SE1/4 SW1/4 SE1/4, all in Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the current southern terminus of Fountain Plaza Drive.

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

1. All Uniform Fire Codes shall be continually met;
2. Prior to Preliminary Plat approval by the City Council, geotechnical information identifying the soil testing and design calculations for pavement design shall be submitted for review and approval;
3. Prior to Preliminary Plat approval by the City Council, all necessary changes shall be made to the construction plans as identified on the redlined drawings and submitted for review and approval. In addition, the redlined drawings shall be returned to the Growth Management staff;
4. Prior to Preliminary Plat approval by the City Council, a Master Utility Plan shall be submitted for review and approval. In particular, the Master Utility Plan shall identify the extension of

water and sewer as well as private utilities (i.e., electricity, gas, telephone);

5. Prior to Preliminary Plat approval by the City Council, a cost estimate of the subdivision improvements shall be submitted for review and approval;
6. Prior to submittal of a Final Plat application, the plat document shall be revised to read "Township Two North", not "Township One North";
7. Prior to submittal of a Final Plat application, the plat document shall be revised to show drainage easements as needed;
8. Prior to submittal of a Final Plat application, the plat document shall be revised to read, "Sophia Court" in place of "ROW2";
9. Prior to submittal of a Final Plat application, the plat document shall be revised to show a 50 foot access restriction at the corners of Lot 1 and Lot 8 ; and,
10. Upon submittal of the Final Plat, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.

9. No. 04PL132 - Forest Hills Subdivision

A request by Roger and Janice Knutsen to consider an application for a **Preliminary Plat** on Lots 2BR and 3R1 of Block 1 Revised of St. Cloud Subdivision of Forest Hills Subdivision located in NE1/4 SW1/4 of Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, legally described as Lots 2B, 2C and 3R, Block 1 Revised of St. Cloud Subdivision of Forest Hills Subdivision located in NE1/4 SW1/4 of Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1518 Forest Drive.

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

1. Prior to Preliminary Plat approval by the City Council, a topographic utility and service Plan shall be submitted for review and approval. In particular, the Plan shall identify the water, sewer, driveways and structures as well as private utilities (i.e., electricity, gas, telephone);
2. Prior to submittal of a Final Plat application, the plat document shall be revised to show the 25 foot wide private access easement to be vacated;
3. Prior to submittal of a Final Plat application, the plat document shall be revised to read, "formerly Lots 2B and 2C of Lot 2 and Lot 3R, Block 1"; and,
4. Prior to submittal of a Final Plat application, the plat document shall be revised to show a drainage easement along the west side of the driveway.

14. No. 04VR008 - Feigels Subdivision

A request by TSP for Rob Poeppel to consider an application for a **Vacation of Public Right-of-Way** on the balance of the North 1/2 of Block 4 and balance of

the South 1/2 of Block 4 and alley right-of-way all located in Feigels Subdivision, Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 900 East Watertown.

Planning Commission recommended that the Vacation of Public Right-of-Way to vacate E. Madison Street be approved and that the Vacation of Public Right-of-Way to vacate N. Cherry Avenue be approved except for the northern 100 feet of the N. Cherry Avenue right-of-way with the following stipulations:

- 1. Prior to City Council approval, a minimum 20 foot wide public utility easement along E. Madison Street and N. Cherry Avenue shall be recorded at the Register of Deed's Office to accommodate City sewer and water, Black Hills FiberCom, Black Hills Power and Montana Dakota Utility;**
- 2. Prior to City Council approval, a drainage easement along the eastern 155 feet of E. Madison Street shall be recorded at the Register of Deed's Office; and,**
- 3. Prior to City Council approval, the vacation exhibit shall be labeled "Exhibit A" and shall be stamped by a licensed land surveyor and/or Professional Engineer. In addition, the exhibit shall be revised to eliminate the northern 100 feet of N. Cherry Avenue right-of-way and to correct the spelling of "Balance" as shown in the description of the South 1/2 of Block 4 of Feigels Subdivision.**

---END OF NON HEARING ITEMS CONSENT CALENDAR---

10. No. 04PL133 - Big Sky Subdivision

A request by Dream Design International to consider an application for a **Preliminary Plat** on Tract H, Lots 13A-18A, Lots 13B-18B, Block 4, Tracts F and G, Lots 1A-11A, Lots 1B-11B, Block 19; Lots 1A-8A, Lots 1B-8B, Block 20; and Dedicated Streets, located in the S1/2 SE1/4 NW1/4 and NE1/4 SW1/4, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, legally described as Tract E and Lot 14, Block 4, Big Sky Subdivision, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located south of Homestead Street west of Aurora Drive.

Fisher stated that a revised plat document had been received from the applicant proposing a loop street through the development. Fisher indicated that the development will be developed as single family lots as opposed to town home lots. Fisher advised that the revised stipulations of approval were distributed on the dais for the Planning Commission's review. Fisher reviewed each of the revised stipulations and noted staff's recommendation for approval with the revised stipulations as stated.

Hadcock moved, Anderson seconded and unanimously carried to recommend that the Preliminary Plat be approved with the following stipulations:

- 1. Prior to Preliminary Plat approval by the City Council, a sediment control plan for the any additional work area beyond the current**

- plans shall be submitted for review and approval as needed. In addition, erosion controls and best management practices shall be implemented to prevent sediment discharge;
2. Prior to Preliminary Plat approval by the City Council, a revised drainage plan shall be submitted for review and approval. In addition, the plat document shall be revised to provide additional drainage easements as needed;
 3. Prior to Preliminary Plat approval by the City Council, revised construction plans for the proposed road reconfiguration shall be submitted for review and approval. In addition, all necessary changes shall be made to the construction plans as identified on the redlined drawings. The red lined drawings shall be returned to the Engineering Division;
 4. Prior to Preliminary Plat approval by the City Council, a subdivision cost estimate shall be submitted for review and approval;
 5. Prior to Preliminary Plat approval by the City Council, Tract H shall be revised to provide a minimum 6,500 square foot lot size for a single family residence or 4,000 square foot lot size for a townhome lot or a Variance to reduce the lot size to allow a 3,264 square foot lot shall be obtained. If the lot is to be used as a park or some other community use, then the 3,264 square foot lot shall be allowed contingent upon documentation showing ownership and maintenance of the lot being submitted for review and approval;
 6. All Uniform Fire Codes shall be continually met;
 7. A Special Exception is hereby granted to allow two approaches along Homestead Street in lieu of Aurora Drive, the lesser order street, as per the Street Design Criteria Manual;
 8. Prior to submittal of a Final Plat application, the plat document shall be revised to show a non-access easement along Homestead Street except for the two approved approach locations and along all corner lots as per the Street Design Criteria Manual;
 9. Prior to submittal of a Final Plat application, the plat document shall be revised to show Lot 13 A and 13 B of Block 4 or the title heading shall be revised to read "Lot 13, Block 4";
 10. Prior to submittal of a Final Plat application, a street name change for either Big Sky Drive or Patricia Street shall be submitted and approved. In addition, the plat document shall be revised to show the correct street name as needed;
 11. Prior to submittal of a Final Plat application, a different street name for Garden Circle shall be submitted to the Emergency Services Communication Center for review and approval. In addition, the plat document shall be revised to show the approved street name;
 12. Prior to submittal of a Final Plat application, the plat title shall be revised to place "Replat of Tract E and Lot 13, Block 4, Big Sky Subdivision" in parenthesis;
 13. Prior to submittal of Final Plat application, the plat document shall be revised to show all corner pins; and,
 14. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be

posted and the subdivision inspection fees shall be paid. (6 to 0 with Anderson, Fast Wolf, Hadcock, Nash, Prairie Chicken, and Schmidt voting yes and with none voting no)

In response to a question from Schmidt, Fisher noted that the applicant provided documentation indicating that the two accesses onto Homestead Street would align with future approaches to the northern unplatted property.

11. No. 04SE003 - Section 5, T1N, R8E

A request by Bill Barber for GBA, Inc. to consider an application for **Special Exceptions to Section 8.2.1 and Section 8.2.2 of the Street Design Criteria Manual** on Tract C in the SE1/4 SE1/4 Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1655 East 27th Street.

Bill Barber requested that additional consideration be given to staff's recommendation concerning the existing approach onto St. Charles Street. Barber explained that the Veterinary Clinic has a significant number of clients that bring rural livestock to the premises in trailers noting that trailer access to the site is very important. Barber identified staff's recommendation that the existing 80 foot access on St. Charles Street be reduced to 28 feet in width. Barber asked that the width of the driveway access onto St. Charles Street be reduced from 80 feet in width to 40 feet in width. Barber added that the forty foot wide access point would help Fire Department apparatus access the site.

In response to a question, Elkins advised that the staff's recommendation is consistent with the specifications set forth in the Street Design Criteria Manual.

In response to a question from Anderson, Barber indicated that he would have no objection to the requirement that the 40 foot access from St. Charles Street be taken from the westernmost 40 feet of the existing 80 foot access.

Anderson moved, Hadcock seconded to recommend that the Special Exception to the Street Design Criteria Manual to allow a driveway in excess of 28 feet (Section 8.2.1) and the Special Exception to Section 8.2.2 of the Street Design Criteria Manual for the minimum separation clearance from a driveway to a street intersection be approved with the following stipulation:

- 1. Prior to issuance of a Certificate of Occupancy, the existing 80 foot driveway width on E. St. Charles Street shall be reduced to the western 40 feet of the existing approach.**

Discussion followed concerning Fire Department access to the property.

Nash noted that reference in the staff report to Highway 40 should be changed to Highway 44.

The motion as identified above carried unanimously. (6 to 0 with Anderson, Fast Wolf, Hadcock, Nash, Prairie Chicken and Schmidt

voting yes and none voting no)

12. No. 04SR054 - Robbinsdale Addition No. 10

A request by the Rapid City Girls ASA Softball to consider an application for an **SDCL 11-6-19 Review to allow the installation of a flagpole on public property** on Lot 2, Block 11, Robbinsdale Addition No. 10, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 4415 Parkview Drive - Parkview Softball Complex.

In response to a question from Schmidt, Elkins identified a number of existing flag poles on public property and noted that the lease agreement between the City of Rapid City and Rapid City Girls ASA Softball addresses insurance issues on the property.

In response to a question from Olson, Elkins stated that the proposed flagpole appears to be a standard flagpole.

Schmidt moved, Anderson seconded and unanimously carried to approve the SDCL 11-6-19 Review to allow the installation of a flagpole on public property with the following stipulations:

1. **Prior to any construction of the proposed flag pole, a Building Permit shall be obtained; and,**
2. **The flag pole shall be installed in accordance with all manufacturers specifications. (6 to 0 with Anderson, Fast Wolf, Hadcock, Nash, Prairie Chicken and Schmidt voting yes and none voting no)**

13. No. 04VR007 - Forest Park Estates

A request by M. James and Kristine J. Brekhus to consider an application for a **Vacation of Public Right-of-Way** on Lot 9, Forest Park Estates, Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 4295 Rosemary Lane.

Elkins advised that staff is working with the applicant to address outstanding issues associated the application and noted that staff recommends that the Vacation of Public Right-of-Way be continued to the October 21, 2004 Planning Commission meeting.

Ethan moved, Prairie Chicken seconded and unanimously carried to recommend that the Vacation of Public Right-of-Way be continued to the October 21, 2004 Planning Commission meeting. (6 to 0 with Anderson, Fast Wolf, Hadcock, Nash, Prairie Chicken and Schmidt voting yes and none voting no)

Nash announced that the Public Hearings on Items 15 through 26 were opened.

Staff requested that Item 20 be removed from the Hearing Items Consent Calendar for separate consideration.

Prairie Chicken moved, Hadcock seconded and unanimously carried to recommend approval of the Hearing Consent Agenda Items 15 through 26 in accordance with the staff recommendations with the exception of Item 20. (6 to 0 with Anderson, Fast Wolf, Hadcock, Nash, Prairie Chicken and Schmidt voting yes and none voting no)

The Public Hearings for Items 15 through 26 were closed.

---HEARING ITEMS CONSENT CALENDAR---

15. No. 04CA033 - Section 30, T2N, R8E (I-90 Plaza)

A request by Dream Design International to consider an application for an **Amendment to the Comprehensive Plan by changing the future land use designation on an approximate 21.8 acre parcel from Medium Density Residential with a Planned Residential Development to General Commercial with a Planned Commercial Development** on property described by metes and bounds as beginning at the northwest intersection of the Right-of-way of Cherry Avenue and Sunnyside Avenue, Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, Thence First Course: S90°00'00"W - 170.00'; Thence Second Course: N50°00'00"E - 843.73'; Thence Third Course: N00°00'00"E - 398.80'; Thence Fourth Course: S61°38'00"E - 629.13'; Thence Fifth Course: S42°00'00"E - 133.00'; Thence Sixth Course: S62°00'00"E - 276.00'; Thence Seventh Course: S69°00'00"E - 351.00'; Thence Eighth Course: S27°00'00"W - 405.36'; Thence Ninth Course: Along an arc to the left chord bearing S78°08'34"W a distance of 597.75' which radius is 2133.30' an arc distance of 599.72'; Thence Tenth Course: N00°11'27"W - 198.19'; Thence Eleventh Course: S89°51'40"W - 920.61' to the Point of Beginning, containing 21.8 Acres more or less, more generally described as being located lying south of Interstate 90, east of Spruce Street, north of Anamosa Street and north of the existing Railroad right-of-way, and approximately 1000 feet west of the intersection of I-90 and Exit 60 (East North Street).

Planning Commission recommended that the Amendment to the Comprehensive Plan by changing the future land use designation on an approximate 21.8 acre parcel from Medium Density Residential with a Planned Residential Development to General Commercial with a Planned Commercial Development be approved.

16. No. 04CA038 - Section 30, T2N, R8E (I-90 Plaza)

A request by Dream Design International to consider an application for an **Amendment to the Comprehensive Plan by changing the future land use designation on an approximate 2.2 acre parcel from Medium Density Residential to General Commercial with a Planned Commercial Development** on property described by metes and bounds as beginning at the SE corner of Lot M of the NW1/4 SE1/4 of Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota: Thence N89°44'10"E - 80.00' to the True Point of Beginning; Thence First Course: N90°00'00"E - 219.82'; Thence Second Course: N44°44'10"E - 319.22'; Thence Third Course: Along an arc to the left chord bearing N81°28'53"W a distance of 450.83' which radius is

1344.30' an arc distance of 452.97'; Thence Fourth Course: S00°15'50"E – 293.55' to the True Point of Beginning, containing 2.2 Acres more or less, more generally described as being located southeast corner of the intersection of Luna Avenue and Spruce Street.

Planning Commission recommended that the Amendment to the Comprehensive Plan by changing the future land use designation on an approximate 2.2 acre parcel from Medium Density Residential to General Commercial with a Planned Commercial Development be approved.

17. No. 04CA039 - Section 30, T2N, R8E (I-90 Plaza)

A request by Dream Design International to consider an application for an **Amendment to the Comprehensive Plan by changing the future land use designation on an approximate 1.9 acre parcel from Medium Density Residential with a Planned Residential Development to General Commercial with a Planned Commercial Development** on property described by metes and bounds as beginning at the SE corner of Lot M of the NW1/4 SE1/4 of Section 30, T2N, R8E, BHM, Pennington County, SD: Thence N89°44'10"E - 80.00'; Thence N90°00'00"E - 219.82' to the True Point of Beginning; Thence First Course: N90°00'00"E – 689.19'; Thence Second Course: N61°38'00"W – 265.21'; Thence Third Course: Along an arc to the left chord bearing N66°26'49"W a distance of 252.15' which radius is 1344.30' an arc distance of 252.52'; Thence Fourth Course: S44°44'10"W – 319.22' to the True Point of Beginning, containing 1.9 Acres more or less, more generally described as being located approximately 220 feet east/southeast of the southeast corner of the intersection of Luna Avenue and Spruce Street.

Planning Commission recommended that the Amendment to the Comprehensive Plan by changing the future land use designation on an approximate 1.9 acre parcel from Medium Density Residential with a Planned Residential Development to General Commercial with a Planned Commercial Development be approved.

18. No. 04RZ039 - Sections 29 & 30, T2N, R8E (I-90 Plaza)

A request by Dream Design International to consider an application for a **Rezoning from General Agriculture District to General Commercial District** on Tract C of the SW¼ and an unplatted portion of the SW¼ of Sec. 29, and SE¼ of Section 30, T2N, R8E, Rapid City, Pennington County, South Dakota described as follows: Beginning at the northwest intersection of the Right-of-way of Cherry Avenue and Sunnyside Avenue, Thence First Course: S90°00'00"W - 170.00'; Thence Second Course: N50°00'00"E - 843.73'; Thence Third Course: N00°00'00"E – 600.54'; Thence Fourth Course: N90°00'00"W – 1000.49'; Thence Fifth Course: N00°04'37"W – 1076.46'; Thence Sixth Course: Along an arc to the right with a chord bearing S74°34'20"E and a length of 637.90' with radius of 2142.00' an arc length of 640.29'; Thence Seventh Course: Along an arc to the right with radius of 2906.00' an arc distance of 221.90'; Thence Eighth Course: S61°38'02"E - 1274.64'; Thence Ninth Course: S41°50'06"E - 132.85'; Thence Tenth Course: S61°38'02"E - 225.00'; Thence Eleventh Course: S68°57'37"E - 352.88'; Thence Twelfth Course: S61°38'02"E - 175.00'; Thence Thirteenth Course: S50°01'40"E - 101.98'; Thence Fourteenth Course: S61°20'16"E -

125.00'; Thence Fifteenth Course: S72°38'51"E - 101.98'; Thence Sixteenth Course: S61°56'20"E - 315.51'; Thence Seventeenth Course: S00°07'29"E - 311.11'; Thence Eighteenth Course: S00°07'37"E - 280.18'; Thence Nineteenth Course: S00°07'31"E - 347.13'; Thence Twenty-first Course: N63°19'45"W - 138.40'; Thence Twentieth Course: Along an arc to the left chord bearing N86°23'34"W a distance of 1704.20' which radius is 2173.30' an arc distance of 1751.19'; Thence Twenty-second Course: N00°11'27"W - 145.14'; Thence Twenty-third Course: S89°51'40"W - 920.61' to the Point of Beginning, containing 93.2 Acres more or less, more generally described as being located lying south of Interstate 90, east of Spruce Street, north of Anamosa Street and north of the existing Railroad right-of-way, and approximately 1000 feet west of the intersection of I-90 and Exit 60 (East North Street).

Planning Commission recommended that the Rezoning from General Agriculture District to General Commercial District be approved in conjunction with the related Amendment to the Comprehensive Plan and Planned Development Designation.

19. No. 04RZ044 - Section 30, T2N, R8E (I-90 Plaza)

A request by Dream Design International to consider an application for a **Rezoning from Medium Density Residential District to General Commercial District** on property described by metes and bounds as beginning at a point N89°44'10"E and a distance of 80.00' from the SE corner of Lot M of the NW1/4 SE1/4 of Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota: Thence First Course: N00°15'50"W - 379.98'; Thence Second Course: S89°38'28"W - 80.00'; Thence Third Course: N00°15'25"W - 714.05'; Thence Fourth Course: N89°42'58"E - 40.76'; Thence Fifth Course: Along an arc to the right with a chord bearing S88°05'47"E a distance of 221.85' which radius is 2906.00' an arc distance of 221.90'; Thence Sixth Course: Along an arc to the right with a chord bearing S84°31'20"E a distance of 103.66' which radius is 2142.00' an arc distance of 103.67'; Thence Seventh Course: S00°04'37"E - 1076.46'; Thence Fourth Course: N90°00'00"W - 282.17' to the Point of Beginning, containing 8.4 Acres more or less, more generally described as being located lying south of Interstate 90, east of Spruce Street, north of Anamosa Street and north of the existing Railroad right-of-way, and approximately 1000 feet west of the intersection of I-90 and Exit 60 (East North Street).

Planning Commission recommended that the Rezoning from Medium Density Residential District to General Commercial District be approved in conjunction with the related Amendment to the Comprehensive Plan and Planned Development Designation.

*21. No. 04PD051 - Skyview North Subdivision

A request by Barry Degen to consider an application for a **Major Amendment to a Planned Residential Development** on Lot 5, Block 2, Skyview North Subdivision, Section 10, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 2014 Harney Drive.

Planning Commission approved the Major Amendment to a Planned Residential Development with the following stipulations:

1. Prior to any construction, a Building Permit shall be obtained and a Certificate of Occupancy shall be obtained prior to occupancy;
2. The proposed single family residence shall be allowed to be constructed in the location shown on the submitted site plan;
3. The proposed driveway shall be constructed with a maximum 16% grade;
4. A driveway with a minimum width of 12 feet shall be allowed for the proposed single family residence;
5. A fire sprinkler system is not required for the proposed single family residence; and,
6. Prior to any off site work, construction easements must be obtained.

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.

*22. No. 04PD053 - Skyline Pines East Subdivision

A request by Wyss Associates, Inc. for Web Real Estate Holdings Company, LLC to consider an application for a **Planned Residential Development - Major Amendment to an Initial Development Plan** on property described by metes and bounds commencing at the NW corner of the SE1/4 of Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota. Thence travel 737.28 feet at a bearing S00°31'58" West to the point of beginning; travel 0.40 feet at bearing S89°28'02" East to a point; travel 66.78 feet along a 126.00' radius convex southeasterly with a chord bearing S74°17'04" East to a point on a curve; travel 139.80 feet along a 124.00' radius concave northeasterly with a chord bearing N88°36'04" East to a point; travel 40.83 feet at a bearing N56°18'13" East to a point; travel 76.49 feet at a bearing N33°41'47" West to a point; travel 204.40 feet at a bearing N12°13'30" East to a point; travel 100.98 feet at a bearing N69°46'53" East to a point; travel 122.49 feet at a bearing N87°48'19" East to a point; travel 74.12 feet at a bearing S52°32'01" East to a point; travel 109.55 feet at a bearing S73°30'07" East to a point; travel 155.31 feet at a bearing N81°27'48" East to a point; travel 237.32 feet at a bearing N43°12'21" East to a point; travel 130.65 feet at a bearing N34°39'32" East to a point; travel 90.92 feet at a bearing S89°39'00" East to a point; travel 129.36 feet at a bearing S00°21'00" West to a point; travel 30.35 feet at a bearing S63°24'27" West to a point; travel 15.90 feet along a 41.00' radius concave southwesterly with a chord bearing S30°34'14" west to a point; travel 58.69 feet at a bearing S19°27'31" West to a point; travel 41.90 feet along a 159.00' radius convex southwesterly with a chord bearing S27°00'26" West to a point; travel 104.10 feet at a bearing S34°33'20" West to a point; travel 229.51 feet at a bearing S30°35'10" East to a point; travel 117.84 feet at a bearing S07°03'57" East to a point; travel 120.73 feet at a bearing S24°43'12" West to a point; travel 216.00 feet at a bearing S67°49'27" West to a point; travel 406.09 feet at a bearing S45°54'33" West to a point; travel 551.49 feet at a bearing S89°57'25" West to a point; travel 196.96 feet at a bearing N00°21'21" West to a point; travel 388.84 feet at a bearing N00°31'58" East to the point of beginning. The area described contains approximately 17.71 acres more or less, more generally described as being

located west of the western terminus of Fairmont Boulevard and north of Tower Road.

Planning Commission approved the Planned Residential Development - Major Amendment to an Initial Development Plan with the following stipulations:

1. A Final Plat shall be approved prior to or in conjunction with a Final Planned Residential Development;
2. Upon submittal of a Final Planned Residential Development, a landscaping plan shall be submitted for review and approval;
3. Upon submittal of a Final Planned Residential Development, a sign package shall be submitted for review and approval;
4. Upon submittal of a Final Planned Residential Development, structural elevations and a list of the building materials for the proposed townhomes and single family residences shall be submitted for review and approval;
5. Upon submittal of a Final Planned Residential Development, a lighting package shall be submitted for review and approval;
6. Upon submittal of a Final Planned Residential Development, visitor parking shall be provided at a ratio of one parking space per dwelling unit located within 300 feet of the residence or a minimum 52 foot wide right-of-way for Sandstone Lane and Pevans Parkway shall be provided in order to allow on-street parking;
7. Upon submittal of a Final Planned Residential Development, a preliminary geotechnical evaluation shall identify those lots that need a detailed geotechnical evaluation prior to issuance of a building or grading permit;
8. Upon submittal of a Final Planned Residential Development Plan, the cul-de-sac at the northeast end of Pevans Parkway shall be shortened to 500 feet or the right-of-way shall be extended to connect with Fairmount Boulevard located east of the subject property. In addition, the proposed 18 foot wide private driveway shall be removed from the site plan;
9. Upon submittal of a Final Planned Residential Development Plan, the site plan shall be revised to show the private drive located 220 feet east of the Pevans Parkway/Sandstone Lane intersection as an access easement if the street is to serve a maximum of four lots or as right-of-way if the street is to serve more than four lots or the private drive shall be replaced with a shared approach measuring a maximum 40 foot X 40 foot. In addition, the access easement or right-of-way shall be a minimum of 45 feet in width and constructed with a minimum 24 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer;
10. Prior to issuance of a building permit for each lot, the property owner shall submit the proposed driveway grade for review and approval. If the proposed driveway grade exceeds 16%, the dwelling unit shall be sprinklered;
11. A residential style fire apparatus turnaround shall be provided on any lot with a driveway in excess of 150 feet;

12. Upon submittal of a Final Planned Residential Development Plan, a wild fire mitigation plan shall be submitted for review and approval; and,
13. Upon submittal of a Final Planned Residential Development, a phasing plan shall be submitted for review and approval.

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.

*23. No. 04PD055 - Minnesota Ridge Heights Subdivision

A request by Centerline, Inc. for 3 T's Land Development LLC to consider an application for a **Planned Residential Development - Initial and Final Development Plan** on Lots 1 through 10 and Lots 43 through 48 of Minnesota Ridge Heights Subdivision located in the SW¼ of Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located approximately 1/2 mile west along Minnesota Street extension from 5th Street intersection.

Planning Commission approved the Planned Residential Development - Initial and Final Development Plan with the following stipulations:

1. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;
2. A minimum 18 foot front yard setback shall be provided in front of each garage and a minimum 15 foot front yard setback shall be provided in front of each residence with the exception of an additional two foot setback reduction in front of either the residence or the garage for the proposed four foot by two foot "H Lots" to accommodate the curb stops. All other provisions of the Low Density Residential District shall be met unless exceptions have been specifically authorized;
3. "H Lots" shall be recorded at the Register of Deed's Office for each curb stop or the curb stops shall be relocated to the public right-of-way or an Ordinance Amendment shall be approved by the City Council allowing the curb stops to be located in an easement; and such an easement shall be provided;
4. All Uniform Fire Codes must be continually met;
5. The proposed single family residences shall conform architecturally to the plans and elevations submitted as part of this Planned Residential Development;
6. The Planned Residential Development shall allow for the construction of single family and/or townhomes on the property. However, the Planned Residential Development shall expire if the use is not undertaken and completed within two years of the date of approval by the Planning Commission, or if the use as approved has ceased for two years.

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.

24. No. 04SV049 - Feigels Subdivision

A request by TSP for Rob Poeppel to consider an application for a **Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, sewer, water and pavement as per Chapter 16.16 of the Rapid City Municipal Code** on Lots 1 and 2 of Block 4 of Feigels Subdivision, Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, legally described as balance of the North 1/2 of Block 4 and balance of the South 1/2 of Block 4 and alley right-of-way all located in Feigels Subdivision, Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 900 East Watertown.

Planning Commission recommended that the Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, sewer, water and pavement along E. Madison Street and the southern 175 feet of N. Cherry Avenue be denied without prejudice and that the Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, sidewalk, street light conduit, sewer, water and pavement along the northern 100 feet of N. Cherry Avenue be approved with the following stipulations:

1. **Prior to City Council approval, the Vacation of Right-of-way petition for E. Madison Street right-of-way and the southern 175 feet of the N. Cherry Avenue, as they abut the subject property, shall be approved; and,**
2. **Prior to submittal of a Final Plat application, the applicant shall sign a waiver of right to protest any future assessments for the installation of curb, gutter, sidewalk, street light conduit, water, sewer and pavement improvements along the northern 100 feet of N. Cherry Avenue as it abuts the subject property.**

25. No. 04SV052 - Forest Hills Subdivision

A request by Roger and Janice Knutsen to consider an application for a **Variance to the Subdivision Regulations to waive the requirements to install curb, gutter, sidewalk, street light conduit, water, sewer and pavement as per Chapter 16.16 of the Rapid City Municipal Code** on Lots 2BR and 3R1 of Block 1 Revised of St. Cloud Subdivision of Forest Hills Subdivision located in NE1/4 SW1/4 of Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, legally described as Lots 2B, 2C and 3R, Block 1 Revised of St. Cloud Subdivision of Forest Hills Subdivision located in NE1/4 SW1/4 of Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1518 Forest Drive.

Planning Commission recommended that the Variance to the Subdivision

Regulations to waive the requirements to install curb, gutter, sidewalk, street light conduit, water, sewer and pavement as per Chapter 16.16 of the Rapid City Municipal Code be approved.

*26. No. 04UR016 - Baker Addition

A request by Carson Aasen to consider an application for a **Conditional Use Permit to allow a garage in excess of 1500 feet and in excess of the footprint of the dwelling unit** on Lot 7, Block 1, Baker Addition, Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1525 Forest Court.

Planning Commission approved the Conditional Use Permit to allow a garage in excess of 1500 feet and in excess of the footprint of the dwelling unit with the following stipulations:

1. **Prior to initiation of construction, a Building Permit shall be obtained, and a Certificate of Occupancy shall be obtained prior to occupancy of the garage;**
2. **Prior to Planning Commission approval, a description of the types of building materials to be used on the exterior of the structure shall be submitted for review and approval;**
3. **Prior to issuance of a Building Permit, a statement declaring that the garage cannot be used for commercial purposes shall be signed by the applicant and filed at the Pennington County Courthouse;**
4. **The garage shall be constructed and maintained of the same general materials and the same color(s) as the existing residence; and,**
5. **Any additional garage or storage space to be constructed on the lot shall require a Major Amendment to the Conditional Use Permit.**

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.

---END OF HEARING CONSENT CALENDAR---

*20. No. 04PD050 - Fairway Hills PRD

A request by Westside Baptist Church to consider an application for a **Major Amendment to a Planned Residential Development** on Lot 3B less Lot H1, Fairway Hills PRD, Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 4024 Sheridan Lake Road.

Elkins advised that the stipulations of approval have not been met and noted staff's recommendation that the application be continued to the October 21, 2004 Planning Commission meeting.

Hadcock moved and Schmidt seconded to continue the Major Amendment to a Planned Residential Development to the October 21, 2004 Planning

Commission meeting.

Prairie Chicken requested clarification concerning which issues have not been addressed. Tucker identified the stipulations of approval that have not been completed as of this date. Discussion followed.

The motion unanimously carried to continue the Major Amendment to a Planned Residential Development to the October 21, 2004 Planning Commission meeting. (6 to 0 with Anderson, Fast Wolf, Hadcock, Nash, Prairie Chicken and Schmidt 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.

---BEGINNING OF REGULAR AGENDA ITEMS---

27. No. 04SR018 - Section 34, T1N, R8E

A request by Basin Electric Power Cooperative to consider an application for an **11-6-19 SDCL Review to allow expansion of a utility substation** in the NE1/4, Section 34, T1N, R8E, BHM, Pennington County, South Dakota, more generally described as being located west of the intersection of Old Folsom Road and Lamb Road.

Fisher advised that this application has been continued since September to allow the applicant to evaluate the use of a wall as a noise buffering device. Fisher indicated that the applicant is now requesting that the application be continued to the December 9, 2004 Planning Commission meeting to allow the applicant to examine the viability of filter reactor silencers as a noise buffer.

Hadcock moved and Schmidt seconded to continue the 11-6-19 SDCL Review to allow expansion of a utility substation to the December 9, 2004 Planning Commission meeting at the applicant's request.

In response to a question from Schmidt, Elkins advised that the applicant has executed a time waiver allowing the application to be continued to January 6, 2005.

Discussion followed concerning the location of the tie-line and future improvement along Lamb Road.

The motion unanimously carried to continue the 11-6-19 SDCL Review to allow expansion of a utility substation to the December 9, 2004 Planning Commission meeting at the applicant's request. (6 to 0 with Anderson, Fast Wolf, Hadcock, Nash, Prairie Chicken and Schmidt voting yes and none voting no)

*28. No. 04UR015 - Original Town of Rapid City

A request by Kennedy Design Group for Robert J. Rick to consider an application for a **Conditional Use Permit to allow a Car Wash in the Central Business District** on the north 40 feet of Lots 29-32, Block 102, Original Town of Rapid City, Section 2, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 715 Mount Rushmore Road.

Tucker advised that the applicant is working to revise the site plan and noted staff's recommendation that the Conditional Use Permit be continued to the November 4, 2004 Planning Commission meeting.

Schmidt moved and Hadcock seconded to continue the public hearing on the Conditional Use Permit to allow a Car Wash in the Central Business District to the November 4, 2004 Planning Commission meeting to allow the applicant time to make the required revisions to the site plan.

Discussion followed concerning the location of the proposed car wash.

The motion carried unanimously to continue the public hearing on the Conditional Use Permit to allow a Car Wash in the Central Business District be continued to the November 4, 2004 Planning Commission meeting to allow the applicant time to make the required revisions to the site plan. (6 to 0 with Anderson, Fast Wolf, Hadcock, Nash, Prairie Chicken and Schmidt voting yes and none voting no)

29. Discussion Items

Elkins reported that the Canyon Lake Overlay Committee had met yesterday and will provide a recommendation at the next Planning Commission meeting.

30. Staff Items

None.

31. Planning Commission Items

A. Committee Appointments

Elkins described the various Committee vacancies and requested volunteers for each Committee to forward to the Mayor for consideration for appointment.

Fast Wolf volunteered to be considered for the vacancy on the Tax Increment Financing Committee.

Anderson volunteered to be considered for one of the vacancies on the Infrastructure Development Partnership Fund Committee. The Commission volunteered Brown to be considered for one of the vacancies on the Infrastructure Development Partnership Fund Committee.

Schmidt volunteered to be considered for the vacancy on the Zoning Board of Adjustments.

B. Appointment of Karen Gundersen Olson to Future Land Use Committee

Hadcock moved, Prairie Chicken seconded and unanimously carried to appoint Karen Gundersen Olson to the Future Land Use Committee. (6 to 0 with Anderson, Fast Wolf, Hadcock, Nash, Prairie Chicken and Schmidt voting yes and none voting no)

There being no further business Schmidt moved, seconded by Hadcock and unanimously carried to adjourn the meeting at 7:44 a.m. (6 to 0 with Anderson, Fast Wolf, Hadcock, Nash, Prairie Chicken and Schmidt voting yes and none voting no)