

February 23, 2005

To: Rapid City Planning Commission

05RZ002 - 05CA002 - 05SR002

FROM: Bradley and Jennifer Fischer
3011 Player DR
Rapid City, SD 57702
605-716-6040

RE: NOTICE OF HEARING FOR A COMPREHENSIVE PLAN AMENDMENT
AND PROPOSED REZONING OF THE PROPERTY LOACTED AT THE
NORTH TERMIUS OF PLAYER DRIVE

Rapid City Commissioners.

I am concerned and opposed to the proposed amendment to the Comprehensive Plan and the Re-zoning of the property located at the northern terminus of Player Drive. Both changes proposed will give a company from Michigan authority to erect a 100-foot commercial cellular communication tower in the middle of a residential neighborhood. Given this measure, I find the proposed inappropriate for the area. I have several concerns and will share a few of them.

My first concern is the negative aesthetic impact the tower will have on the neighborhoods surrounding the proposed building site. This 100-foot tower, which is intended for commercial use, will be surrounded by low-density residential (LDR) neighborhoods. The chosen site has limited, low growing vegetation and no structures to help obscure the 100-foot structure from its surroundings. Also, the estimated proximity of this tower to nearest structures is 120 feet. This encroachment is excessive and over-bearing.

Secondly, given the tower is proposed erected in LDR, I have concern for how it may impact mine and my neighbors' residential home values. I have visited with three certified appraisers regarding the monetary impact a 100-foot commercial cellular tower may have surrounding LDR. Each appraiser, however difficult it might be, all stated the tower would have negative impacts on the LDR property values.

Lastly, I am concerned about the Michigan company's Master Plan. I have not read or heard their intensions to this matter. For example, there are two existing 100-foot cellular towers in Rapid City, West Main and West Chicago, each are located within one mile from the other. This proposed Player Drive site is located within 1.5 miles of each of those towers. Where is the company going?

Theses issues concern my family and me. These issues also raise serious questions for both the City of Rapid City and the company from Michigan. Passing this amendment will negatively impacts us all. This amendment will be counter-productive to the intensions of the development of Rapid City and to its citizens.

Thank you your considerations.

Cordially,

THE FISCHER FAMILY

05RZ002 - 05CA002 - 05SR002

2/23/05

I am writing this letter in regards to the Comprehensive Plan Amendment affecting a tract of land located in a portion of the NE1/4 of the SE1/4 of Section 9, T1N, R7E, BHM, Rapid City. The amendment is to change the future land use on this 6.74 parcel of land from Flood to Public. The applicant is Faulk & Foster for Western Wireless Corp.

My family resides at 3314 Palmer Drive, Rapid City which is approximately 1 ½ blocks from this location. We oppose the proposed amendment for the following reasons:

1. The tower would be highly visible to our home and the surrounding residential neighborhood. It would also be visible to homes for miles away. The tower will dominate the skyline in the Hidden Valley area.
2. There are no existing vegetation screening or tall buildings in the proposed area that would reduce the aesthetic impact of the 100 foot tower.
3. We are also concerned about the noise pollution. If the power would go out and a generator used, it will sound like 3-4 semi trucks constantly running.
4. The equipment shelter is unscreened and clearly visible. I am concerned that children would get injured by the barbed wire that would be connected to the chain linked fence.
5. The area that we reside is a residential neighborhood and not a commercial area.
6. There are approximately 65 homes in the area where we reside. There is only one road into the area and to the proposed site. The main street into this area is Palmer Drive, where our home is located. Off of Palmer drive the road splits into 4 cul d sacs. You must access the main road into the housing area and the same road out. There are not 2 exits from our housing area.
7. We are also concerned with the health aspects of radio wave emissions. We are young families raising young children. We do not want our health compromised by this tower.
8. Children of the neighborhood use this area of land as a play area. They have built forts, bike ramps and play various games in that open area. Many children also pass through this area as a path to Meadowbrook School.

Thank you.


Dave & Lori Janssen

716-6159

We the undersigned residents of Hidden Valley Subdivision strongly oppose the proposed amendment to the Comprehensive Plan and the proposed Rezoning of the property located at the northern terminus of Player Drive. Both changes are proposed to allow construction of a 100 foot cellular communication tower approximately 120 foot north of the Hidden Valley Subdivision

As residents of Hidden Valley Subdivision, we have several concerns with the proposed location of a cell tower in such close proximity to our development. A 100 foot cell tower constructed at the location proposed will dominate the Hidden Valley Subdivision skyline. The applicant is proposing to locate the monopole in an area which is highly visible to the surrounding residential neighborhood(s). There is no existing vegetative screening, vertical buildings or topological features on the site which could reduce the aesthetic impacts of a 100-foot tall monopole. The proposed equipment shelter will also be unscreened and clearly visible. Hidden Valley residents are concerned that the proposed freestanding 100-foot monopole will be a negative aesthetic impact to the surrounding residential neighborhood(s)

We also have concerns with the safety risks that this cell tower will introduce to the neighborhood. The site plan submitted for the proposed cell tower indicates that an equipment shelter and fencing will be installed adjacent to the cell tower. The fencing includes chainlink fencing with barbed wire along the top of the fence. As noted in the notification letter, the cell tower will be within 120 feet of a residential neighborhood. Year around children live and play both in the neighborhood and in the nature park where the cell tower is proposed. In addition, at other cell tower locations in the community, signs indicate that diesel fuel is stored within the equipment building. Both Hidden Valley Subdivision and Country Club Heights Subdivision are served by one access, Nicklaus Drive. In the event of an accident or fire caused by the storage of diesel fuel on the property, evacuation of the 65 residences via one access point in a timely manner would be virtually impossible.

For these reasons and many others the residents of Hidden Valley feel very strongly that this type of commercial use is not compatible with our low density residential neighborhood.

Thank you for taking the time to review this information and listen to our concerns.

Name _____ Address _____ Phone No _____ Signature _____

Beth Farrar 3023 Player Dr. 342-3969 Beth Farrar
Barb Hoagwood 3035 Player Dr. 342-3495 Barb Hoagwood
Anthony Heben 3111 Player Dr. 716-6170 Anthony Heben
Scott Seifert 3239 Palmer Dr. 343-6855 Scott Seifert

3301 Palmer Drive RC SD 57702

Name	Address	Phone No	Signature
Brooks Slama		716-6690	Brooks Slama
David Jensen		716-6159	David Jensen
Rusty Lesse ³⁴⁰⁶		342-0654	Rusty Lesse
Kiki Witz		721-4547	Kiki Witz
Jerry Nitz ³⁴⁰²		721-4547	Jerry Nitz
Jannie Hoff ³⁴⁰¹	mandowbrock	891-3021	Jannie Hoff
Samuel Hoff	Crt. 511 Player Dr RC. SD. 57702	716-6170	Samuel Hoff
David Romel	3047 Player Dr.	348-0648	David Romel
Lon Janssen	3314 Palmer Dr.	716-6159	Lon Janssen
James R. Morrison		348-5711	James R. Morrison
Brent Warner	3124 Palmer Dr.	348-9048	Brent Warner
Francis R. Bossen	3112 Palmer Dr.	343-5514	Francis R. Bossen
Elizabeth K. Bossen	3112 Palmer Dr.	343-5514	Elizabeth K. Bossen
Steph R. Eberhard	3030 Palmer Dr.	701-351-2322	Steph R. Eberhard
Janet O. Hofer	3012 Palmer Dr.	342-5139	Janet O. Hofer
Janet O. Hofer	3001 Palmer Dr.	342-5139	Janet O. Hofer
Jeri Ann Weiss	3037 Palmer Dr.	348-6405	Jeri Ann Weiss

Name Address Phone No Signature

C. G. Cross 3113 Palmer Dr 721-9970 C. G. Cross

C. G. Cross 3113 Palmer Dr 721-9970

Joyce Ochsenr 3125 Palmer Dr 721-3125 Joyce Ochsenr

JERALD OCHSENR 3125 PALMER 721-3125 J Ochs

Lisa Seaman 3010 Player Dr 721-9186 Lisa Seaman

T. Eric Farrar 3023 Player Dr 342-3969 T. Eric Farrar

Mary Seifert 3239 ^{Palmer} Park Dr 343-6955 Mary Seifert

Coleen Wilson 3146 Player Dr 716-4077 Coleen Wilson

Arthur Barrett 2944 Evergreen Dr 718-9730 Arthur Barrett

Wendy Barrett 2944 Evergreen Dr 718-9730 Wendy Barrett

Ben Howland 2939 Evergreen Dr 341-7970 Ben Howland

Kevin Howland 2939 Evergreen Dr 341-7970 Kevin Howland

JASON BEALICE 2915 Evergreen Dr 719-9177 Jason Beallice

J R Hamblet 2920 EVERGREEN DR 721-6385 J R Hamblet

Julie Hamblet 2920 Evergreen Dr 721-6335 Julie Hamblet

Robert Wilson 3126 Player Dr. Also 7202 716-4077 Robert Wilson

Name	Address	Phone No	Signature
Kristin Kruter	3110 Player Dr.		Kristin Kruter
Paul Squillace	3122 Player Drive		Paul Squillace
Sandra Squillace	3122 Player Dr.	399-2909	Sandra Squillace
Anna Squillace	3122 Player Dr.	399-2909	Anna Squillace
Jana Nelson	3134 Player Dr.	347 343 1175	Jana Nelson
Wendy	3022 Player DR	719-9163	Wendy Riddle
Michael J. Batchelder	3215 Hogan Ct	342-8720	Michael J. Batchelder
Irene M. Fox	3207 Hogan Ct	342-6265	Irene M. Fox
Rosemary A. Deurloo	3223 Hogan Ct.	348-2848	Rosemary A. Deurloo
Greg Pagan	3201 Hogan Ct	721-9944	Greg Pagan
John Griffin	3115 Hogan Ct.	341-5508	John Griffin
John Brooking	3122 Hogan Ct	343-9580	John Brooking
John B. L.	3202 Hogan Ct	721 1825	John B. L.
Robert N. Sperting	3210 Hogan Ct	50 721 3092	Robert N. Sperting
Michael W. Glass	343 8874	3220 Hogan Ct	Michael W. Glass
Dorella H. Glass	343-8874	3220 Hogan Ct	Dorella H. Glass
Jennifer Fischer	2011 Player Dr.	716-6040	Jennifer Fischer
James & Charlotte Stude	2927 Evergreen Drive	348-1962	James & Charlotte Stude
David - Jane Sabery	3322 Hogan Ct.	721-8701	David - Jane Sabery
Walter Winter	3333 Hogan Ct	343 5166	Walter Winter
Brian R. White	3333 Hogan Ct	343-5166	Brian R. White
Jamie Belmaier	3329 Hogan Ct.	343-6435	Jamie Belmaier

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Name	Address	Phone No	Signature
Brad Fischer	3011 Player DR	716 6040	<i>Brad Fischer</i>
Greg Schmidt	3034 Player Dr	718 4006	<i>Greg Schmidt</i>
Jocelle Schmidt	3031 Player DR	718-4006	<i>Jocelle Schmidt</i>
Mahabes Skraft	3110 Player Dr	318-6105	<i>Mahabes Skraft</i>

Mahabes Skraft

Name	Address	Phone No	Signature
Robert Biele	3329 Hogan St Rd	343-6731	Robert Biele
Bonnie Bradley	3325 Hogan	342-9040	Bonnie Bradley
Karen Latachue	3315 Hogan Court	343-0719	Karen Latachue
Richard Latachue	3315 Hogan Ct.	343-0719	Richard Latachue
Charity Rasmussen	3302 Hogan Ct.	342-4097	Charity Rasmussen
GARY A. RASMUSSEN	3302 Hogan Ct.	342-4097	GARY A. RASMUSSEN