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June 7, 2010

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**Rapid City Growth
Management Department**

TO: MEMBERS OF RAPID CITY PLANNING COMMISSION

RE: CONDITIONAL USE PERMIT FOR AN
ON-SALE LIQUOR ESTABLISHMENT
WITH VIDEO LOTTERY
703-705 Indiana Street

Because I am unable to attend your Thursday meeting, I submit the following comments and request that you give careful consideration to my comments regarding the request by Cimarron Casino to construct a building at 703-705 Indiana Street, for the purpose of the sale of alcohol and installation of 20 video lottery terminals.

Four years ago I appeared before this Commission regarding the same issue that is before you today - except at that time they were only permitted to apply for the sale of alcohol and 10 video lottery terminals. The only difference between their application 4 years ago and today is the building will be somewhat larger - and instead of 10 video lottery terminals they now ask for 20. Review the City's previous file and the comments are the same today.

Four years ago, I went door to door in my neighborhood obtaining signatures from my neighbors who did not want another liquor establishment/casino in our neighborhood. It was a simple request then and it is a simple request now - we do not want another liquor establishment/casino at that location!

Apparently during the last four years, someone in the lottery business found a "loophole" which permitted the casino owners to obtain an "inactive" liquor license so the owners could install another 10 video lottery terminals at the same location. The owners now have one building with two separate street addresses, two alcohol licenses and 20 video lottery terminals.

This Applicant, as I understand it, already operates 4 casinos with 20 terminals each - that is **80 video lottery terminals!** They want to move one of those casinos - 2 alcohol licenses and 20 terminals to Indiana Street. What is their motive for moving from one location to another? They have already gone through the process to get the City's approval at their current location - why move to this location that already has a number of casinos in a two block area?

The casinos that presently exist within a two block area are:

Toby's Casino - 710 Cleveland
Regency Lounge - 2202 Mt. Rushmore Road
Rodeway - 2208 Mt. Rushmore Road
Colonial House - 2501 Mt. Rushmore Road,
Eighth Street Lounge - 2201 Mt. Rushmore Road
Sports Buzz - 2101 Mt. Rushmore Road
Casa Real - 2315 Mt. Rushmore Road

I hope you have visited this area - Seventh Street is a one block area between Indiana and Cleveland - both properties are on corner lots - one at the north end and one at the south end. This one block area would have 2 building - divided by an alley- that will sell liquor and have 40 video lottery terminals! This certainly should be considered "an undue concentration of similar uses" and violate Section 17.50.185 subsection C!

I realize the property is zoned "commercial". My objection is the "type" of business they want to conduct at that location. The "type" of business requires them to get a Conditional Use on Review. Obviously there is a reason the City has required this type of business to get a Conditional Use on Review.

My neighborhood wants to remain as a residential area. We do not need any additional liquor and gambling! We remain a neighborhood of older, retired people, young people with children and all ages in between. Certainly, it is not in the best interest of children to be exposed to so much alcohol and gambling. In addition to the children living in our area there is lots of children in the area because of the fast food restaurants - McDonald's, Arby's and Sonic. In addition there are St. Elizabeth Seaton Elementary School, St. Thomas More High School, South Park Elementary, South Middle School and a number of churches, medical facilities and the hospital in a very small area. Liquor and gambling have destroyed so many lives and families. We should be limiting the sale of liquor and gambling - not promoting it.

Please, please, do the right thing and deny this application. Thank you.

Respectfully submitted,



Twylan Luedtke
633 Indiana Street
Rapid City, SD 57701

ROGER S. KNUTSEN, MD, FACP
 FELLOW, AMERICAN ACADEMY OF DERMATOLOGY
 DIPLOMATE, AMERICAN BOARD OF INTERNAL MEDICINE
 FELLOW, AMERICAN COLLEGE OF PHYSICIANS
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June 3, 2010

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JUN 03 2010

Growth Management Department
 300 6th Street
 Rapid City, SD 57701

**Rapid City Growth
Management Department**

To the Rapid City Planning Commission:

As the owner of West River Professional Plaza and 702 and 720 Indiana Street, properties which are directly across the street, I am vehemently opposed to the Planning Commission granting a Conditional Use Permit to Kennedy Design Group, Inc. for Cimarron Casino, Inc., for 703 and 705 Indiana Street.

In 2001, I purchased 720 Indiana Street at an inflated price, in order to protect the investment I had already made in this neighborhood. Gordon Howie, one of the owners of Shakeys Pizza, had casually mentioned that there was interest in the property from "casino-type people" who had liquor licenses and were seriously considering its' purchase. The property had fallen into disrepair, with foul-smelling grease barrels, a ramshackle shed and accumulating garbage on the site. I strongly felt that whatever the cost, the residents of this neighborhood deserved to have the commercial properties that were encroaching on their lives and homes, maintained in a presentable and safe manner. In buying the property, cleaning it up, and keeping it from becoming a bar or casino, I hoped to do my part to help preserve this area.

In 2006, when the Kennedy Design Group previously requested this same Conditional Use Permit from the Planning Commission, I registered my opposition. There absolutely should be a buffer between families and liquor stores, bars and casinos. There is already a casino located adjacent to the proposed one and another just a few blocks away. Nothing has changed since their original request, except that there are even more families who have lost their homes to the financial ruin caused by this regressive business which preys on those who can least afford it. Video lottery is simply the crack cocaine of gambling and it is a disgrace that South Dakota encourages it to generate tax dollars.

I appreciate your consideration and hope that the residents of this area have the protection and support of the Rapid City Planning Commission in making sure that new enterprises in this area enhance rather than detract from this neighborhood. Please deny this permit application.

Sincerely,

Roger S. Knutsen, MD, FACP
 gk



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June 4, 2010

JUN 07 2010

RC Growth Management Dept.
300 Sixth Street
Rapid City, SD 57701-5035

**Rapid City Growth
Management Department**

RE: File #: 10UR013

Dear Jim,

My name is Rich Kucera. I represent JRK Ventures, LLC and own the building at 725 Indiana (Lots 5-11, Block 26, So. Blvd Addn). I also own the business that occupies that building, Interim HealthCare, a home health agency.

I object to the proposal for a conditional use permit for an on-sale liquor establishment being built next door for the following reasons:

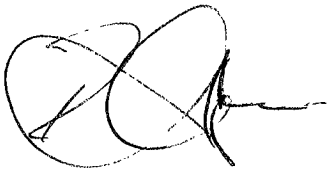
- When I started Interim HealthCare eighteen years ago, I unwittingly moved into an office space in close proximity to a bar. During the three years I was committed to that location, I dealt, as much as 50% of the time, with vomit at my front door first thing in the morning, beer cans stuffed into the door handle and in between the rocks of the façade on the building I was in, people parking where they felt like parking regardless of signs or curb markings, damage to employee vehicles and noise, fights, reckless driving and periodic congestion bordering on gridlock. I was very thankful I was only renting and could escape at the end of my term.
- My current business at 725 Indiana, Interim HealthCare, is a home health agency. Our clients and employees need safe, easy access without the chaos of unpredictable congestion or the loss of convenient parking spaces in our parking lot. This time, I own the building and can not simply move away if access and parking become issues.
- A quick drive past 725 Indiana will reveal that I have striven to improve and maintain the curb appeal of this property. I have invested in landscaping, painting, lighting and general repairs and improvements and continue to expend great effort with the ongoing mowing, pruning, trimming, cleaning, snow removal and trash pick-up that ensures this property will not become an eyesore but will be an attractive addition to this neighborhood and to the city. Vomit, beer cans and chaotic parking and traffic do not contribute to this objective.

- That same drive past 725 Indiana will reveal that this property is two blocks away from the Cathedral, three blocks from a school, across the street from dental and dermatologist offices and adjacent to a residential neighborhood. I can not think of anything positive a casino can contribute to this environment. In fact, history (from my own experience) has demonstrated that all of the above problems are more likely to occur.

I respectfully submit this objection to the granting of the conditional use permit for the on-sale liquor establishment at 703 and 705 Indiana Street. If there are questions, I can usually be reached at 348-5885.

Thank you for your consideration of my response.

Sincerely,

A handwritten signature in black ink, appearing to read 'Richard Kucera', with a stylized flourish at the end.

Richard Kucera
JRK Ventures, LLC
Interim HealthCare of the Black Hills