

MINUTES OF THE
RAPID CITY PLANNING COMMISSION
June 6, 2013

MEMBERS PRESENT: Erik Braun, John Brewer, Linda Marchand, Dennis Popp, Cody Raterman, Andrew Scull, and Jan Swank. John Roberts, Council Liaison was also present.

MEMBERS ABSENT: Carlos Beatty Jr., Sandra Beshara, Kay Rippentrop, Steve Rolinger, Tim R. Rose

STAFF PRESENT: Vicki Fisher, Fletcher Lacock, Robert Laroco, Kip Harrington, Patsy Horton, Tim Behlings, Ted Johnson, Carla Cushman and Andrea Wolff.

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

Brewer 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.

Brewer requested that Item 8 be removed from the Consent Agenda for separate consideration.

Motion by Marchand, seconded by Popp and unanimously carried to recommend approval of the Consent Agenda Items 1 thru 8 in accordance with the staff recommendations with the exception of Items 8. (7 to 0 with Braun, Brewer, Marchand, Popp, Raterman, Scull and Swank voting yes and none voting no)

---CONSENT CALENDAR---

1. Approval of the May 23, 2013 Planning Commission Meeting Minutes.
2. No. 13RZ008 - Harley-Davidson Subdivision
A request by Renner and Associates, LLC to consider an application for a **Rezoning from General Agricultural District to General Commercial District** for a portion of the Tract 1 of Harley-Davidson Subdivision, Sections 22 and 27, T2N, R7E, BHM. Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the northwesterly corner of Tract 1 of Harley-Davidson Subdivision, and the point of beginning; Thence, first course: N 89°25'39" E a distance of 40.00'; Thence, second course: with a curve turning to the right with an arc length of 456.35', with a radius of 1313.48', with a chord bearing of S 80°37'09" E, with a chord length of 454.06'; Thence, third course: with a curve turning to the right with an arc length of 78.59', with a radius of 200.00', with a chord bearing of S 30°35'28" W, with a chord length of 78.08'; Thence, fourth course: S 41°50'53" W a distance of 149.32'; Thence, fifth course: thence with a curve turning to the left with an arc length of 156.52', with a radius of 100.00', with a chord bearing of S 02°59'28" E, with a chord length of 141.02'; Thence, sixth course: with a curve turning to the right with an arc length of 264.87', with a radius of 190.00', with a chord bearing of S 07°53'35" E, with a

chord length of 243.94';; Thence, seventh course: S 32°02'38" W a distance of 154.58'; Thence, eighth course: N 85°31'01" W a distance of 549.47'; Thence, ninth course: N 60°08'29" E a distance of 119.44'; Thence, tenth course: with a curve turning to the left with an arc length of 131.39', with a radius of 280.00', with a chord bearing of N 46°45'10" E, with a chord length of 130.19'; Thence, eleventh course: S 59°56'03" E a distance of 67.59'; Thence, twelfth course: N 30°03'57" E a distance of 30.00'; Thence, thirteenth course: N 59°56'03" W a distance of 67.50'; Thence, fourteenth course: with a curve turning to the left with an arc length of 135.51', with a radius of 280.00', with a chord bearing of N 13°18'14" E, with a chord length of 134.19';; Thence, fifteenth course: N 00°33'37" W a distance of 417.45', to the said point of beginning, more generally described as being located on the southeast corner of Tatanka Road and Harley Drive intersection.

Planning Commission recommended that the Rezoning from General Agricultural District to General Commercial District be approved.

3. No. 13RZ009 - Harley-Davidson Subdivision

A request by Renner and Associates, LLC to consider an application for a **Rezoning from General Agricultural District to General Commercial District** for a portion of the Tract 1 of Harley-Davidson Subdivision, Sections 22 and 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the most southerly corner of Tract 1 of Harley-Davidson Subdivision, and the point of beginning; Thence, first course: with a curve turning to the right with an arc length of 737.36', with a radius of 2142.00', with a chord bearing of N 56°17'03" W, with a chord length of 733.72';; Thence, second course: N 37°06'52" W a distance of 355.50'; Thence, third course: N 48°36'52" W a distance of 21.23'; Thence, fourth course: N 48°36'52" W a distance of 177.01'; Thence, fifth course: N 39°34'27" W a distance of 238.19'; Thence, sixth course: N 50°24'27" E a distance of 26.93'; Thence, seventh course: N 50°24'27" E a distance of 73.05'; Thence, eighth course: S 39°35'33" E a distance of 42.85'; Thence, ninth course: with a curve turning to the left with an arc length of 103.16', with a radius of 430.81', with a chord bearing of N 43°52'13" E, with a chord length of 102.91';; Thence, tenth course: with a curve turning to the right with an arc length of 271.46', with a radius of 468.47', with a chord bearing of N 53°44'26" E, with a chord length of 267.68';; Thence, eleventh course: N 70°22'36" E a distance of 216.87'; Thence, twelfth course: S 02°38'20" E a distance of 7.32'; Thence, thirteenth course: S 19°37'37" E a distance of 72.93'; Thence, fourteenth course: S 70°22'35" W a distance of 214.74'; Thence, fifteenth course: with a curve turning to the left with an arc length of 224.97', with a radius of 386.71', with a chord bearing of S 53°42'37" W, with a chord length of 221.81';; Thence, sixteenth course: with a curve turning to the right with an arc length of 121.79', with a radius of 510.81', with a chord bearing of S 43°58'24" W, with a chord length of 121.50';; Thence, seventeenth course: S 39°33'45" E a distance of 107.67'; Thence, eighteenth course: S 48°36'52" E a distance of 169.09'; Thence nineteenth course: N 89°53'33" E a distance of 415.43'; Thence twentieth course: S 24°42'38" E a distance of 859.29'; to the said point of beginning., more generally described as being located north of I-90 east of Exit 55.

Planning Commission recommended that the Rezoning from No Use District to General Commercial District be approved.

4. No. 13RZ010 - Harley-Davidson Subdivision

A request by Renner and Associates, LLC to consider an application for a **Rezoning from No Use to General Commercial District** for a portion of the Tract 1 of Harley-Davidson Subdivision, Sections 22 and 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the most westerly corner of Tract 1 of Harley-Davidson Subdivision, and the point of beginning; Thence, first course: N 56°55'52" E a distance of 1.93'; Thence, second course: S 29°32'11" E a distance of 309.92'; Thence, third course: S 29°33'40" E a distance of 309.75'; Thence, fourth course: S 39°35'33" E a distance of 279.51'; Thence, fifth course: S 50°24'27" W a distance of 73.05'; Thence, sixth course: N 39°26'35" W a distance of 30.51'; Thence, seventh course: with a curve turning to the right with an arc length of 623.51', with a radius of 1988.00', with a chord bearing of N 30°27'35" W, with a chord length of 620.96'; Thence, eighth course: N 21°28'51" W a distance of 259.15', to the said point of beginning, more generally described as being located north of I-90 east of Exit 55.

Planning Commission recommended that the Rezoning from General Agricultural District to General Commercial District be approved.

5. No. 13CA007 - Section 27, T2N, R7E

A request by Jake Boerger to consider an application for an **Amendment to the Comprehensive Plan to change the land use designation from Residential to Industrial** for a parcel of land located in Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: starting at a point that bears 19.32 feet S41°00'00"W from the northeast corner of previously vacated Tract C Revised of the S.G. Interstate Plaza located in the S1/2 NE1/4 and the N1/2 SE1/4 of Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota and being the point of beginning. Thence first course: S41°00'00"W a distance of 600.00 feet, Thence second course: N61°00'00"W a distance of 254.90 feet, Thence third course: N35°00'00"E a distance of 493.10 feet, Thence fourth course: S77°23'18"E a distance of 342.00 feet to the point of beginning, more generally described as being located on the south side of North Plaza Drive approximately 450 feet east of the intersection of Fountain Plaza Drive and North Plaza Drive.

Planning Commission recommended that the Amendment to the Comprehensive Plan to change the land use designation from Residential to Industrial be approved.

6. No. 13RZ011 - Section 27, T2N, R7E

A request by Jake Boerger to consider an application for a **Rezoning from Medium Density Residential District to Light Industrial District** for a parcel of land located in Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: starting at a point that bears

19.32 feet S41°00'00"W from the northeast corner of previously vacated Tract C Revised of the S.G. Interstate Plaza located in the S1/2 NE1/4 and the N1/2 SE1/4 of Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota and being the point of beginning. Thence first course: S41°00'00"W a distance of 600.00 feet, Thence second course: N61°00'00"W a distance of 254.90 feet, Thence third course: N35°00'00"E a distance of 493.10 feet, Thence fourth course: S77°23'18"E a distance of 342.00 feet to the point of beginning, more generally described as being located on the south side of North Plaza Drive approximately 450 feet east of the intersection of Fountain Plaza Drive and North Plaza Drive.

Planning Commission recommended that the Rezoning from Medium Density Residential District to Light Industrial District be approved in conjunction with the associated Comprehensive Plan Amendment to the Future Land Use Plan.

7. 13TP022 – Approve Amendment #13-004 to the 2013-2013-2017 Transportation Improvement Program.

Planning Commission recommended approval of Amendment #13-004 to the 2013-2017 Transportation Improvement Program.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

8. 13TP025 – Acknowledge the 2012 Traffic Count Book.

Harrington reviewed the Traffic Count stating that it is done by the Traffic Engineering Department each year, by counting traffic on the same streets each year and indicated that fluctuations in numbers is generally due to construction which cause drivers to take alternate routes. Harrington noted that traffic counts show that traffic is generally increasing as the population and city grows.

Swank moved, Marchand seconded and unanimously carried to recommend acknowledgement of the 2012 Traffic Volume Counts Report.

Lacock requested that items 9 and 10 be taken concurrently.

9. No. 13CA006 - Section 21, T2N, R8E

A request by City of Rapid City to consider an application for an **Amendment to the Comprehensive Plan to change the land use designation from Residential to Public** for the south 464.64 feet of the SE1/4 of the NW1/4 of the NE1/4, the south 464.64 feet of the NE1/4 of the NE1/4 less H1, the E1/2 of the SW1/4 of the NE1/4, and the SE1/4 of the NE1/4 located in Section 21, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located west of North Elk Vale Road and south of Country Road.

10. No. 13RZ007 - Section 21, T2N, R8E

A request by City of Rapid City to consider an application for a **Rezoning from General Agricultural District to Public District** for the south 464.64 feet of the SE1/4 of the NW1/4 of the NE1/4, the south 464.64 feet of the NE1/4 of the NE1/4 less H1, the E1/2 of the SW1/4 of the NE1/4, and the SE1/4 of the NE1/4 located in Section 21, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located west of North Elk Vale Road and south of Country Road.

Lacock presented the applications and reviewed the slides noting that this property is the proposed future location of the Dakota Fields Soccer Complex. The property is currently undeveloped with 100-year flood area that makes the property incompatible for residential development. The proposed rezoning will prevent development in an area that is environmentally unsuited for residential buildings and will protect the floodplain from incompatible development. Lacock presented staff's recommendation that the **Amendment to the Comprehensive Plan to change the land use designation from Residential to Public and Rezoning from General Agricultural District to Public District** be approved.

In response to a question from Brewer regarding development issues including parking, access and road development, Fisher confirmed that staff has worked with the applicant to ensure that these needs will be met as a part of a building permit and not this Rezone application. In response to a question from Popp, Johnson reviewed the utilities in the area, including sewer, and stated that a preliminary plan is being reviewed.

Marchand moved, Braun seconded and unanimously carried to approve the Amendment to the Comprehensive Plan to change the land use designation from Residential to Public; and to approve the Rezoning from General Agricultural District to Public District be approved in conjunction with the associated Comprehensive Plan Amendment to the Future Land Use Plan.

*11. No. 13UR006 - Heartland Retail Center

A request by Beth Miller for Platinum Restaurant Group to consider an application for a **Conditional Use Permit to allow an On-Sale Liquor Establishment in Conjunction with a Restaurant** for Suite A of Lot 3 (also in Sec 34) of Block 1 of Heartland Retail Center, located in Section 27, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located north of Cheyenne Boulevard east of the intersection of North Elk Vale Road.

Lacock presented the application and reviewed the associated slides. Lacock noted that the applicant is proposing to operate a Marco's Pizza within one of the three suites located in the Baymont Hotel and is requesting the Conditional Use Permit to allow the sale of beer and wine to the customers of the pizzeria. Lacock stated that currently the parking is sufficient for the identified uses, including two suites used for storage. Any change in use will trigger a review of parking requirements and that a Major Amendment to a Conditional Use Permit will be required at the time the storage use is changed. Lacock presented staff's

recommendation to approve the **Conditional Use Permit to allow an On-Sale Liquor Establishment in Conjunction with a Restaurant** with stipulations as outlined in the staff report.

Braun moved, Scull seconded and unanimously carried to approve the Conditional Use Permit to allow an on-sale liquor establishment in conjunction with a restaurant with the following stipulations:

1. **A minimum of 115 parking spaces shall be provided. Five of the parking spaces shall be handicap accessible. One of the handicap spaces shall be "van accessible." All provisions of the Off-Street Parking Ordinance shall be continually met. In addition, additional parking shall be provided in compliance with Chapter 17.50.270 of the Rapid City Municipal Code when the storage use is changed;**
2. **A minimum of 81,600 landscaping points shall be provided. All provisions of Section 17.50.300, the Landscaping Regulations of the Rapid City Municipal Code, shall be continually met. All landscaping shall be continually maintained in a live vegetative state and replaced as necessary;**
3. **All provisions of the General Commercial District shall be met;**
4. **All applicable provisions of the adopted International Fire Code shall continually be met;**
5. **All outdoor lighting shall be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorist or constitute a nuisance of any kind;**
6. **All signage shall continually conform to the Sign Code. No electronic signs are being approved as a part of this Conditional Use Permit. Changes to the proposed sign package, which the Community Planning and Development Services Director determines to be consistent with the original approved sign package, shall be allowed as a Minimal Amendment to the Conditional Use Permit. All signage not in conformance with the Sign Code shall require a Variance or a Planned Development Overlay. Any electronic reader board signs shall require the review and approval of a Major Amendment to the Conditional Use Permit. Lighting for the signs shall be designed to preclude shining on the adjacent properties and/or street(s). A sign permit shall also be obtained for each individual sign; and,**
7. **The Conditional Use Permit shall allow a 2,094 square foot on-sale liquor establishment in conjunction with a restaurant, a 90 unit hotel, and 2 suites approximately 3,053 square feet in size, to be used exclusively for storage. Any expansion to the on-sale liquor use shall require a Major Amendment to the Conditional Use Permit. Any change of use for the storage suites shall require a Major Amendment to the Conditional Use Permit. Any change in use that is a Conditional Use in the General Commercial District shall require the review and approval of 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 Department of Community Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.

*12. No. 13UR007 - Heartland Retail Center

A request by Beth Miller for Chris Connelly of Monte Vista Properties LLC to consider an application for a **Conditional Use Permit to allow an On-Sale Liquor Establishment in Conjunction with a Hotel** for Lot 3 (also in Sec 34) of Block 1 of Heartland Retail Center, located in Section 27, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located north of Cheyenne Boulevard east of the intersection of North Elk Vale Road.

Lacock presented the application and reviewed the associated slides. Lacock stated that the application is to provide beer and wine only for hotel guests within the facility to be consumed in their rooms and does not trigger additional parking. Lacock presented staff's recommendation that the **Conditional Use Permit to allow an On-Sale Liquor Establishment in Conjunction with a Hotel** be approved with stipulations as outlined in the staff report.

In response to a questions from Brewer, Beth Miller, agent for Monte Vista Properties, stated that the drinks would be sold within a kiosk located in the lobby.

Scull moved, Marchand seconded and unanimously carried to approve the Conditional Use Permit to allow an on-sale liquor establishment in conjunction with a hotel with the following stipulations:

- 1. The on-sale liquor use shall be limited to hotel guests. No consumption of alcohol shall be allowed in public areas of the hotel;**
- 2. A minimum of 115 parking spaces shall be provided. In addition, five of the parking spaces shall be handicap accessible. One of the handicap spaces shall be "van accessible." All provisions of the Off-Street Parking Ordinance shall be continually met. In addition, additional parking shall be provided in compliance with Chapter 17.50.270 of the Rapid City Municipal Code when the storage use is changed;**
- 3. A minimum of 81,600 landscaping points shall be provided. All provisions of Section 17.50.300, the Landscaping Regulations of the Rapid City Municipal Code, shall be continually met. All landscaping shall be continually maintained in a live vegetative state and replaced as necessary;**
- 4. All provisions of the General Commercial District shall be met;**
- 5. All applicable provisions of the adopted International Fire Code shall continually be met;**
- 6. All outdoor lighting shall be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorist or constitute a nuisance of any**

kind;

7. **No signage shall be allowed for the advertising of the on-sale liquor use for the hotel. All signage shall continually conform to the Sign Code. No electronic signs are being approved as a part of this Conditional Use Permit. Changes to the proposed sign package, which the Community Planning and Development Services Director determines to be consistent with the original approved sign package, shall be allowed as a Minimal Amendment to the Conditional Use Permit. All signage not in conformance with the Sign Code shall require a Variance or a Planned Development Overlay. Any electronic reader board signs shall require the review and approval of a Major Amendment to the Conditional Use Permit. Lighting for the signs shall be designed to preclude shining on the adjacent properties and/or street(s). A sign permit shall also be obtained for each individual sign; and,**
8. **The Conditional Use Permit shall allow an on-sale liquor establishment in conjunction with a hotel. In addition, two suites within the hotel shall be used exclusively as storage. Any expansion to the on-sale liquor use shall require a Major Amendment to the Conditional Use Permit. Any change in use for the storage suites shall require a Major Amendment to the Conditional Use Permit. Any change in use that is a Conditional Use in the General Commercial District shall require the review and approval of 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 Department of Community Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.

*13. No. 13UR008 - Section 5, T1N, R8E

A request by Brian Dadah to consider an application for a **Major Amendment to a Conditional Use Permit to Expand an On-Sale Liquor Establishment in Conjunction with a Restaurant** for a portion of Lot B of Lot 3 of Tract D of the SW1/4 of the SW1/4, Section 5, T1N, R8E, B.H.M., Rapid City, Pennington County, South Dakota. More fully described as follows: Commencing at the southwesterly corner of Lot B of Lot 3 of Tract D of the SW1/4 of the SW1/4 of Section 5, Thence, N11°47'32"E±, a distance of 117.25± feet, to the southwesterly corner of the existing building, common to the southwesterly corner of the License Area, and the Point of Beginning; Thence, first course: N00°08'01"E±, along the westerly wall of said building, a distance of 30.00± feet, to a point on the westerly line of the existing building and corner of the License Area; Thence, second course: S89°51'57"E±, along the centerline of a common wall, a distance of 8.67± feet, to a corner of said License Area; Thence, third course: N00°08'01"E±, along the centerline of a common wall, a distance of 22.95± feet, a corner of said License Area; Thence, fourth course: S89°51'59"E±, along the centerline of a common wall, a distance of 31.49± feet,

to a corner of said License Area; Thence, fifth course: $S00^{\circ}08'01''W_{\pm}$, along the centerline of common wall, a distance of 17.77_{\pm} feet, to a corner of said License Area; Thence, sixth course: $S89^{\circ}51'59''E_{\pm}$, along the centerline of a common wall, a distance of 27.18_{\pm} feet, to a point on the easterly line of the existing building and corner of said License Area; Thence, seventh course: $S00^{\circ}08'01''W_{\pm}$, along the easterly wall of said building, a distance of 1.18_{\pm} feet, to a point on the easterly wall of the existing building, and a corner of said License Area; Thence, eighth course: $S89^{\circ}51'59''E_{\pm}$, a distance of 26.00_{\pm} feet, to a corner of said License Area; Thence, ninth course: $S00^{\circ}08'01''W_{\pm}$, a distance of 34.00_{\pm} feet, to a corner of said License Area; Thence, tenth course: $N89^{\circ}51'59''W_{\pm}$, a distance of 26.00_{\pm} feet, to a corner of said License Area; Thence, eleventh course: $N00^{\circ}08'01''E_{\pm}$, a distance of 2.00_{\pm} feet, to the southeasterly corner of the existing building, and a corner of said License Area; Thence, twelfth course: $N89^{\circ}51'59''W_{\pm}$, along the southerly wall of said building, a distance of 37.33_{\pm} feet, to a corner of said License Area; Thence, thirteenth course: $S00^{\circ}08'05''W_{\pm}$, along the southerly wall of said building, a distance of 2.00_{\pm} feet, to a corner of said License Area; Thence, fourteenth course: $N89^{\circ}51'59''W_{\pm}$, along the southerly wall of said building, a distance of 30.00_{\pm} feet, to the southwesterly corner of the existing building, common to the southwesterly corner of the License Area, and the point of beginning., more generally described as being located at 1624 East Saint Patrick Street.

Lacock presented the application and reviewed the associated slides. Lacock stated that the application is proposing to expand the current Conditional Use Permit to allow on-sale liquor establishment to include an outside patio for "Paulys Pizzeria and Subs Co." The patio area will be accessed solely from inside the building, and will be enclosed from the parking lot by a fence. Lacock presented staff's recommendation that the **Major Amendment to a Conditional Use Permit to Expand an On-Sale Liquor Establishment in Conjunction with a Restaurant** be approved with stipulations.

In response to questions from Brewer, Lacock confirmed that this is an expansion of an existing Conditional Use Permit and that there were no comments received from the public regarding the application.

Popp moved, Braun seconded and unanimously carried to approve the Major Amendment to a Conditional Use Permit to expand an on-sale liquor establishment in conjunction with a restaurant with the following stipulations:

- 1. The proposed fencing shall be consistent with the sample elevation showing a stainless steel fence with vinyl sleeves, post caps and skirt;**
- 2. The outdoor patio area shall be continually fenced if on-sale liquor is to be allowed within the area;**
- 3. All provisions of the General Commercial District shall be met unless otherwise specifically authorized as a stipulation of this Major Amendment to the Conditional Use Permit or a subsequent Major Amendment;**
- 4. A minimum of 132 parking spaces shall be provided. In addition, five of the parking spaces shall be handicap accessible. One of the**

handicap spaces shall be “van accessible.” All provisions of the Off-Street Parking Ordinance shall be continually met;

5. A minimum of 68,866 landscaping points shall be provided. All provisions of Section 17.50.300, the Landscaping Regulations of the Rapid City Municipal Code shall be continually met. All landscaping shall be continually maintained in a live vegetative state and replaced as necessary;
6. All outdoor lighting shall be reflected within the property boundaries so as to not shine onto adjoining properties and rights-of-way and to not be a hazard to the passing motorist or constitute a nuisance of any kind;
7. All signage shall continually conform to the Sign Code. No new electronic signs are being approved as a part of this Major Amendment to the Conditional Use Permit. Changes to the proposed sign package, which the Community Planning and Development Services Director determines to be consistent with the original approved sign package, shall be allowed as a Minimal Amendment to the Conditional Use Permit. All signage not in conformance with the Sign Code shall require a Variance or a Planned Development Overlay. Any new electronic reader board signs shall require the review and approval of a Major Amendment to the Conditional Use Permit. Lighting for the signs shall be designed to preclude shining on the adjacent properties and/or street(s). A sign permit shall also be obtained for each individual sign;
8. All applicable provisions of the adopted International Fire Code shall continually be met; and,
9. The Major Amendment to the Conditional Use Permit shall allow for the expansion of the on-sale liquor establishment in conjunction with a restaurant with one access point from inside of the restaurant to the patio area as proposed. Any change in use that is a permitted use in the General Commercial District shall require the review and approval of a Minimal Amendment. Any change in use that is a Conditional Use in the General Commercial District shall require the review and approval of 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 Department of Community Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.

14. Discussion Items

Platting Training:

After some discussion it was decided to set the training for July 25, 2013, following the Planning Commission Meeting in a separate conference room to allow a more relaxed atmosphere.

Planning Commission's Terms:

Fisher addressed the upcoming Planning Commissioner's term expirations. Terms for voting members John Brewer, Linda Marchand, Andrew Scull and alternates Sandra Beshara and Cody Raterman expire July 1, 2013. Fisher stated that any Planning Commission who is interested in continuing to serve should fill out a new Citizen Interest Form available either online or in the Mayor's office.

Comprehensive Plan Update:

Horton informed the Planning Commissioners that there will be another joint meeting on the Comprehensive Plan and requested that Planning Commissioners let her know whether July 15 or July 16 works better for them.

15. Staff Items
None

16. Planning Commission Items
None

17. Committee Reports
None

There being no further business, Swank moved, Braun seconded and unanimously carried to adjourn the meeting at 7:30 a.m. (7 to 0 with Braun, Brewer, Marchand, Popp, Raterman, Scull and Swank voting yes and none voting no)