

**MINUTES OF THE
RAPID CITY PLANNING COMMISSION
October 10, 2013**

MEMBERS PRESENT: Erik Braun, John Brewer, Karen Bulman, Dennis Popp, Cody Raterman, Kay Rippentrop, Steve Rolinger and Jan Swank.

MEMBERS ABSENT: Carlos Beatty Jr., Linda Marchand, Tim R. Rose, Andrew Scull, and Amanda Scott, Council Liaison.

STAFF PRESENT: Brett Limbaugh, Vicki Fisher, Fletcher Lacock, Robert Laroco, Kip Harrington, Patsy Horton, Tim Behlings, Nicole Lacey, M 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.

Raterman requested that Items 8 be removed from the Consent Agenda for separate consideration.

A member of the audience requested that Item 3 be removed from the Consent Agenda for separate consideration.

Motion by Swank seconded by Raterman and unanimously carried to recommend approval of the Consent Agenda Items 1 thru 9 in accordance with the staff recommendations with the exception of Items 3 and 8. (8 to 0 with Braun, Brewer, Bulman, Popp, Raterman, Rippentrop, Rolinger and Swank voting yes and none voting no)

---CONSENT CALENDAR---

1. Approval of the September 26, 2013 Planning Commission Meeting Minutes.
2. No. 13PL097 - Fountain Springs Business Park
A request by Fisk Land Surveying & Consulting Engineers, Inc for Franklin O. Simpson to consider an application for a **Preliminary Subdivision Plan** for Proposed Tract T, U, V and W of Fountain Springs Business Park, legally described as a portion of the unplatted portion of the S1/2 of the NE1/4 lying south of 1-90 and the unplatted portion of the N1/2 of the SE1/4 of Section 27, all located in Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the northeast corner of the intersection of Fountain Plaza Drive and South Plaza Drive.

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

1. Upon submittal of a Development Engineering Plan application, a drainage plan in general accordance with the Deadwood Avenue Drainage Basin Plan shall be submitted for review and approval or an

Exception shall be obtained. In addition, the plat document shall be revised to show the dedication of Major Drainage Easement(s) to encompass the 100 year flood elevation plus one foot of freeboard;

2. Upon submittal of a Development Engineering Plan application, construction plans for Fountain Plaza Drive and S. Plaza Drive shall be submitted for review and approval showing two additional feet of pavement width, curb, gutter and street light conduit or Exceptions shall be obtained. If Exceptions are obtained, a copy of the approved Exceptions shall be submitted with the Development Engineering Plan application;
3. Upon submittal of a Development Engineering Plan application, construction plans for corner ADA ramps and sidewalk(s) along undevelopable lots shall be submitted for review and approval or an Exception shall be obtained. If an Exception is obtained, a copy of the approved Exception shall be submitted with the Development Engineering Plan application;
4. Prior to approval of the Development Engineering Plan application, engineering reports required for construction approval shall be accepted and agreements required for construction approval shall be executed. In addition, permits required for construction shall be approved and issued and construction plans shall be accepted in accordance with the Infrastructure Design Criteria Manual. All final engineering reports shall be signed and sealed by a Professional Engineer;
5. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for any required subdivision improvements;
6. Upon submittal of a Development Engineering Plan application, a cost estimate shall be submitted for review and approval for any required subdivision improvements;
7. Upon submittal of a Development Engineering Plan application, a parking and access agreement shall be submitted for review and approval for the existing parking located on proposed Tract U that is currently being used to provide parking for the clubhouse located on Tract A or the plat document shall be revised to address this issue;
8. Prior to submittal of a Final Plat application, the plat title shall be revised to read "Tracts T, U, V and W of Fountain Springs Business Park, Formerly the unplatted portion of the S1/2NE1/4..."
9. 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; and,
10. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

*4. No. 13UR016 - Original Town of Rapid City

A request by YMCA Roger Gallimore, Executive Director to consider an application for a **Conditional Use Permit to Allow a Day Care** for Lots 1 thru 24, the vacated alley and the vacated 1/2 of 6th Street of Block 125 and Block

124, the vacated alley and the vacated 1/2 of 6th Street of the Original Town of Rapid City, located in Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 601 Columbus Street.

Planning Commission approved the Conditional Use Permit to allow a child care center with the following stipulations:

- 1. A building permit shall be required prior to construction. A Certificate of Occupancy shall be required prior to Occupancy;**
- 2. Prior to issuance of building permits, an 11.1 Historic Review must be completed for all future changes or renovations of the property;**
- 3. Prior to issuance of a Certificate of Occupancy, all areas required to be handicap accessible shall be made handicap accessible;**
- 4. Prior to issuance of a Certificate of Occupancy, an approved fire sprinkler protection system shall be installed throughout the structure. In addition, an approved fire detection and alarm system shall be installed throughout the property. All provisions of the International Fire Code shall be continually maintained;**
- 5. All landscaping disturbed as a result of the installation of the outdoor play area shall be replaced and all landscaping shall continue to comply with the requirements of the Rapid City Landscaping Ordinance;**
- 6. A minimum of 171 parking spaces shall continue to be provided for the property. All off-street parking shall continue to comply with the requirements of the Rapid City Parking Ordinance;**
- 7. All signage shall comply with the requirements of the Rapid City Sign Code. All signage will require the review and approval of the Historic Sign Board. A sign permit shall be required for each sign;**
- 8. All provisions of the Public District and the requirements for a Child Care Center pursuant to Chapter 17.50.150 of the Rapid City Municipal Code shall be continually maintained. The proposed child care center shall operate in compliance with the submitted operations plan. Changes in the operation of the child care center which are permitted by the Rapid City Municipal Code shall be permitted contingent upon the provision of sufficient parking, and;**
- 9. This Conditional Use Permit shall allow for a child care center operated by the YMCA as an accessory use to the existing school. Changes in the operator of the child care center 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.

- *5. No. 13PD038 - Springbrook Acres Subdivision
A request by Davis Engineering, Inc for Robert & Julie Burton to consider an

application for a **Major Amendment to a Planned Development to allow an oversized garage** for Lot 1 of Tract SB Revised of Springbrook Acres Subdivision, located in Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 3940 Estates Drive.

Planning Commission approved the Major Amendment to a Planned Development to allow an oversized garage with the following stipulations:

- 1. An Exception is hereby granted to allow a total of 1,764 square feet of private garage space in lieu of the maximum allowed private garage space of 1,500 square feet for the property;**
- 2. A building permit shall be obtained prior to any construction and a Certificate of Occupancy shall be obtained prior to occupancy;**
- 3. Upon submittal of a building permit, a site plan shall be submitted showing existing and proposed water and sewer services. Water service to the proposed detached garage shall be connected to the water meter for the dwelling;**
- 4. Upon submittal of a building permit, plans shall be prepared and stamped by a licensed Architect or Professional Engineer as per SDCL 36-18A;**
- 5. Temporary or permanent site stabilization shall be achieved prior to issuance of a Certificate of Occupancy;**
- 6. All provisions of the Park Forest District shall be met unless otherwise specifically authorized as a stipulation of this Major Amendment to the Planned Development or a subsequent Major Amendment;**
- 7. All applicable provisions of the adopted International Fire Code shall continually be met; and,**
- 8. The Major Amendment to the Planned Development shall allow for an oversized garage for the property. The garage shall not be used for commercial purposes or as a second residence. In addition, the garage shall not be used as a rental unit. Any change in use that is a permitted use in the Park Forest District shall require the review and approval of a Minimal Amendment. Any change in use that is a Conditional Use in the Park Forest District shall require the review and approval of a Major Amendment to the Planned Development.**

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.

6. No. 13RZ024 - Original Town of Rapid City

A request by Renner and Associates, LLC for Rapid City Independent School District to consider an application for a **Rezoning from High Density Residential District to Public District** for the north 28 feet of Lots 25 and 26 and the north 28 feet of the west 10 feet of Lot 27 of Block 125 of the Original Town of Rapid City, located in Section 1, T1N, R7E, BHM, Rapid City,

Pennington County, South Dakota, more generally described as being located at 516 South Street.

Planning Commission recommended that the Rezoning from High Density Residential District to Public District be continued to the October 24, 2013 Planning Commission meeting.

7. No. 13CA013 - Original Town of Rapid City

A request by Renner and Associates, LLC for Rapid City Independent School District to consider an application for a **Amendment to the Comprehensive Plan to change the land use designation from Commercial to Public** for the north 28 feet of Lots 25 and 26 and the north 28 feet of the west 10 feet of Lot 27 of Block 125 of the Original Town of Rapid City, located in Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 516 South Street.

Planning Commission recommended that the Amendment to the Comprehensive Plan to change the land use designation from Commercial to Public be continued to the October 24, 2013 Planning Commission meeting.

9. No. 13TP049 – Approve the 2014 Unified Planning Work Program for the Rapid City Area Metropolitan Plan Organization

Planning Commission recommended approval of the 201 Unified Planning Work Program.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

3. No. 13RZ023 - Pine View Terrace

A request by Fisk Land Surveying & Consulting Engineers, Inc for Andrew J. Severson to consider an application for a **Rezoning from Low Density Residential I District to Low Density Residential II District** for Tract 2 and Tract 4 Less Lot H1 of Pine View Terrace, located in Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the southwest corner of the Park Drive and Wonderland Drive Intersection.

Charles Carver, 3911 Parkridge Road, stated that his lot backs onto the property in question and that as the majority of properties in the area are single-family residences, he does not see the need for adding duplexes to a residential area.

Laroco reviewed the zoning map of the application stating that the surrounding area is zoned Low Density Residential I District, but noting that the majority of properties along Park Drive are townhomes. Fisher clarified that previous zoning ordinances allowed townhomes in Low Density Residential I District with a Planned Development, but current ordinance requires the property be rezoned Low Density Residential District II to allow townhomes. Fisher also stated that

Park Drive, the arterial road that provides access to the property, is being proposed to be reclassified from an arterial street to a collector street in the near future. Fisher further noted that the Infrastructure Design Criteria Manual sets forth the approach design and separation between driveways and the alignment of intersections to maintain safety of access along Park Drive. Fisher stated that the applicant's consultant is available and may be able to answer some of the questions.

Janelle Fink, Fisk Land Surveying and Engineering Consultants, representing the applicant, stated that the final plans for the development of this property are not yet firm, but that currently the plan is to build townhomes along Park Drive like the majority of the rest of the properties facing Park Drive are developed and that they would provide a sort of buffer between Park Drive and the proposed single family dwellings proposed for the interior lots of the property and requested that the Planning Commission support the rezoning. Fink said that the Planned Development Designation that is being proposed in association with the rezoning request would ensure that any plans that come forward associated with the Planned Development would come before the Planning Commission for review.

Paul Rezich, 4257 Twin Peak Lane, suggested that the property be subdivided and the front section be rezoned Low Density Residential II District and that the balance be left zoned as Low Density I Residential District to ensure single-family home development in that area.

Fink reiterated that the plans for this development are not firm and that Dr. Severson is requesting the rezoning as an initial step. Fink noted that any plans requiring street improvements will come before the Planning Commission for review.

Braun agreed that the neighbors have valid concerns and hopes that the development comes in as intended.

Carver stated that once the property is rezoned there is no reason to adhere to the plan to retain single family homes rather than townhomes. Carver asks that the applicant hold off on the rezoning request until they are further along in the planning process.

Popp suggested that the item be continued.

Greg Hoff, 4258 Twin Peaks Lane, stated that he agreed with Mr. Rezich's suggestion to rezone only a portion of the property to Low Density Residential II District. Hoff also inquired as to how access would be obtained both to the property and between the townhome section and single-family residence sections.

Fink stated that they have met with staff to review proposed development plans and asked that the Planning Commission support the rezoning. Fink presented the development plans that have been submitted to show the potential

development.

In response to a question from Bulman, Fink identified where the anticipated access would be taken and the initial lots that would be developed.

Fisher reviewed Planning Commission's options to approve as requested, continue to allow the applicant to resubmit with a revised legal description, or approve with a Planned Development Designation.

Raterman moved to approve the rezone application with a Planned Development Designation, second by Rolinger.

Fisher clarified that the motion to approve with a Planned Development Designation allows the neighbors to receive additional notice as development moves forward.

Raterman moved, Rolinger seconded and unanimously carried to recommend that the Rezoning from Low Density Residential-1 District to Low Density Residential-2 District be approved. (8 to 0 with, Braun, Brewer, Bulman, Popp, Raterman, Rippentrop, Rolinger, and Swank voting yes and none voting no)

*8. No. 13UR017 - Section 5, T1N, R8E

A request by Steve A. Hamilton for Battle Creek Church of Christ to consider an application for a **Conditional Use Permit to allow a church in the Light Industrial District** for Lot 3 of Lot 4 of Lot B, located in Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1770 Centre Street.

In response to question from Raterman, Laroco stated that this is the first time he has had a request for a church in a Light Industrial District, but that the ordinance does allow for a church in a Light Industrial District as a conditional use.

Raterman moved, Braun seconded and unanimously carried to approve the Conditional Use Permit to allow a church in the Light Industrial District with the following stipulations:

- 1. A building permit shall be obtained prior to any construction. A Certificate of Occupancy shall be obtained prior to occupancy;**
- 2. A minimum of 120 off-street parking spaces shall continue to be provided on the site. All parking shall continue to comply with the Rapid City Parking Ordinance. Changes in the operation of the church which result in an increase in the off-street parking requirements for the site shall require a Major Amendment to the Conditional Use Permit;**
- 3. All landscaping shall continue to comply with the requirements of the Rapid City Landscaping Ordinance;**
- 4. All signage shall comply with Chapter 17.50.080 of the Rapid City**

Municipal Code. No electronic or Light Emitting Diode (LED) signage is being approved as a part of this Planned Development. The addition of electronic signage will require the review and approval of a sign permit. A sign permit is required for each sign;

5. **All provisions of the adopted International Fire Code shall be continually maintained;**
6. **The church shall operate in compliance with the submitted operations plan and the requirements of the Light Industrial District, and;**
7. **This Conditional Use Permit shall allow for a church to be located in the Light Industrial District. Uses permitted in the Light Industrial District shall require a Minimal Amendment to the Conditional Use Permit. Conditional uses in the Light Industrial District shall require the review and approval of a Major Amendment to the Conditional Use Permit. (8 to 0 with, Braun, Brewer, Bulman, Popp, Raterman, Rippentrop, Rolinger, and Swank 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 Department of Community Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.

*10. No. 13PD022 - Feigels Subdivision

A request by SL Buildings LLC to consider an application for a **Final Planned Development to Allow a Dog Kennel in the Light Industrial District** for Lot 4 of Block 4 of Feigels Subdivision, located in Section 31, T2N, R8E, Rapid City, Pennington County, South Dakota, more generally described as being located north and east of the intersection of East Watertown Street and North Cherry Avenue.

Laroco presented the application and noted that the item had been heard previously at the August 22, 2013 Planning Commission meeting and continued to allow the kennel operator to provide a specific and accurate operations plan and to mitigate the issues noted during the meeting. The item was again continued at the September 26, 2013 Planning Commission meeting to allow additional time for the property owner to review the submitted operations plan. Laroco noted that an application to expand the mobile home park adjacent to the kennel has been received and will be heard at the next Planning Commission meeting and that the owners of the mobile home park have submitted a letter of opposition to the dog kennel. Laroco also noted that a sign permit for the existing signage must be obtained should the Conditional Use Permit be approved and that the sandwich board sign in use by the kennel operator will have to be removed to the interior of the facilities as sandwich boards are not permitted by the Rapid City Municipal Sign Ordinance.

Laroco stated that the kennel operator has submitted an operations plan which increases the number of animals on the property from the original 8 to 45, that residential sleeping quarters on the property have been removed, that animals

will be allowed outside in groups of 10 for 40 minutes to 60 minute periods, two or three times a day between the hours of 6:00 a.m. – 9:00 p.m. Staff noted that based on the number of animals identified on the operations plan, the hours of operation and the number of outside visits there would be 10 dogs in the outside kennels at all times. Based on this and additional concerns it does not appear that the revised operations plan would mitigate the issues discussed at previous Planning Commission meetings.

Laroco noted that staff has received a lot of input from all parties involved in addition to the numerous comments in opposition to the dog kennel. He stated that Ken Brown, Animal Control Officer, is present with a follow up report as requested by Planning Commission and that the City Attorney's Office is available to address concerns. Laroco stated that based on the continued opposition from residents in the area, and that the current operations plan does not adequately mitigate concerns regarding prolonged barking at the facility, staff recommends that the **Final Planned Development to Allow a Dog Kennel as a conditional use in the Light Industrial District be denied.**

Brewer stated that due to the large number of speakers he would be using the timing lights.

Andrew Knutson, 5126 Pinedale Heights Drive, told how their dog had been severely injured while in the care of the Animal Psychology Center and presented photos. Knutson stated that they had to locate the operator as no one was at the facility when they arrived and when they entered the facility the animals were loose and their dog, which had not been crated, was severely injured. Knutson noted that one of the dogs who harmed their dog was owned by the operator. Knutson stated that in discussions with others they learned that this was not the first or only such complaint regarding the kennel. Knutson also stated that he does not believe that the operations plan submitted by the operator will be accurately followed.

Diane Knutson, 5126 Pinedale Heights Drive, spoke briefly about her concerns of the operation of the kennel and stated that she does not believe the Conditional Use Permit should be granted.

Steve Colgan, representing NWE Properties, which owns the adjacent mobile home park, stated that they have recently submitted Planned Development applications for the expansion of the existing mobile home park that abuts the property the kennel sits on. Colgan stated it has been their intention to expand the park for years. He stated that they believe that the kennel should not be allowed directly adjacent to a residential development.

In response to a question from Brewer regarding how the mobile home park deals with disruptive dogs within the park, Colgan stated the park policy is to require residents to control their dogs barking. If there is an issue they are given one warning and if there are additional issues they are notified that the dog must be removed.

John Roberts, 840 Spruce Street, #299, stated that this facility has been operating illegally for two years and that he hopes that the Planning Commission will consider the precedent that supporting this use next to a residential neighborhood would create. Roberts confirmed that the operator had contacted him but that circumstances were not favorable at the time and apologized that he may have not spoken correctly. Roberts reiterated that he does not support the operation.

Julia Hildebrant, 327 Saint Patrick Street, a previous employee of the facility stated her concerns for the safety and health of the animals in the kennel, noting that the animals were poorly supervised and often allowed to run loose inside the facility. Hildebrant stated that during her time working at the kennel, the operator spent a large amount of her time away from the kennel. Hildebrant also stated that she questioned the cleaning practices as directed by the operator.

Amanda Puppel, 1721 Riley Avenue, former employee of the facility addressed her concerns regarding the operation of the facility, the lack of supervision and the safety of the animals. Puppel stated that animals are left unattended in the outside areas and that the sandwich sign was not removed, but moved from the front to the back of the facility. Puppel asked that the application be denied.

Brad Sadoff, of Black Hills Works, stated that they have been working with the Animal Psychology Center as part of their pet therapy program and have had good experiences and are looking to expand their partnership.

Hollie Casey, 1509 Midway Street, stated that she has known Andrews for years and that Andrews had helped Casey with a rescued dog and Casey has since adopted a dog from Andrews as have her parents and a number of people who she has recommended to Andrews. Casey feels the area is blessed to have the facility.

Kathy Andrews, 910 E. Watertown, owner and operator of Animal Psychology Center, noted that a number of the animals in the facility are made up of puppies and that the number reflects the expansion of the facility over the last year. Andrews reviewed Vergie Heinen's testimony from the August 22, 2013 Planning Commission meeting, stating that Vergie has stated she could not hear the dogs barking and that Vergie's residence is the closest residence to the kennel. Andrews stated that she had spoken with a number of people who had written in opposition and that they had stated that they had been informed a new kennel was being built to the property line. Andrews stated that when she told them that this was not the case, they had no issue with her facility.

George Grassby, attorney for the Katherine Andrews, stated that the comments of previous speakers be considered biased based on the terms of separation and apologized to the Knutsons. Grassby noted that the property is favorable to the operation of a dog kennel noting that no complaints had been received in the first two years of operation, that the complaints had come based on the idea of an expansion of the facility. Grassby noted that the businesses in the adjoining properties help buffer the use and noise and that the other requirements such as

parking, lighting and drainage meet the requirements. Grassby stated that the operator is a good neighbor who has gone out of her way to work with the neighbors and deserves to have the facility.

Ken Brown, Senior Animal Control Officer of the Humane Society, stated that he had reviewed the facility as requested and has a presentation he could review but to save time he would summarize his visit and findings. Brown stated that there were 43 animals on site on his first visit and 49 animals on his second visit. Brown stated that he had inquired into the cleaning practices and noted that he had concerns regarding the practices as there are no quaternary to help against disease. Brown noted that the facility does not have drains to release or remove the water or drain off fluids and also noted that he has requested that the couches be removed to reduce the chances of contamination and illnesses.

Allison Marsland, City Attorney Office, stated that the City Attorney's office involvement was initially associated to the zoning violation. Marsland stated that the City Attorney's Office was unaware of a dog kennel being approved for the area, and upon researching the issue they learned that there was no Conditional Use Permit for the operation of a dog kennel in the current location. She then contacted the kennel operator and property owner in writing to address the need to obtain a Conditional Use Permit for the operation of the dog kennel in order for it to be in compliance.

Marsland stated that the City Attorney's Office began to receive complaints regarding the conditions at the kennel and the safety of the animals being cared for and that they then began an investigation into the facility. She stated that to date no charges have been filed, but that they reserve the option to bring charges should they feel conditions warrant. Marsland stated that they support staff's recommendation to deny the application based on the nuisance calls and concerns regarding the operation plans and the ability and the likelihood of the operation plan being maintained based on previous interactions and testimony heard today.

Discussion followed regarding the incident involving the Knutson's dog.

Braun moved to deny based on concerns with the operational plan and whether it can or will be followed.

Braun moved, Raterman seconded and unanimously carried to deny the Final Planned Development and to allow a dog kennel as a conditional use in the Light Industrial District. (8 to 0 with Braun, Brewer, Bulman, Popp, Raterman, Rippentrop, Rolinger, and Swank 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 Department of Community Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.

*11. No. 13PD037 - Meadowlark Hills Subdivision

A request by FMG, Inc for Northwestern Engineering Company to consider an application for a **Initial Planned Development to allow for the expansion of an existing mobile home park** for the SE1/4 of the NE1/4 less Meadowlark Hills Subdivision and less right-of-way, located in Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the current eastern terminus of East Madison Street.

Lacock presented the application noting that the required mailing and sign posting had not been met and as such staff recommends that the **Initial Planned Development to allow for the expansion of an existing mobile home park** be continued to October 24, 2013 Planning Commission Meeting.

Brewer inquired about sections in the staff report that reference previously approved Planned Developments associated with this property and if these were in conjunction with those plans. Fisher stated that they were and noted that there is an additional application that will accompany it when it comes before the Planning Commission.

A short discussion followed.

Rolinger moved, Popp seconded and unanimously carried to continue the Initial Planned Development to allow for the expansion of an existing mobile home park to the October 24, 2013 Planning Commission meeting. (8 to 0 with, Braun, Brewer, Bulman, Popp, Raterman, Rippentrop, Rolinger, and Swank 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 Department of Community Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.

12. Discussion Items

13. Staff Items

Patsy Horton reminded the Planning Commission of the Mount Rushmore Road Commercial Corridor Open House Visioning Workshop originally scheduled for October 9, 2013 has been rescheduled to October 23, 2013 at Wilson School from 6:00p.m. to 8:00 p.m.

Brewer reviewed the background of the Mount Rushmore Road Overlay District and urged Planning Commission to attend this meeting.

Horton noted that construction on the corridor starts in 2014. Horton also noted that there are two phases to this Overlay District, the first from Tower Road north to Omaha Street and the second extending from Tower Road to Moon Meadows Drive.

14. Planning Commission Items
None

15. Committee Reports

- A. City Council Report (September 16, 2012)
The City Council concurred with the recommendations of the Planning Commission.
- B. Building Board of Appeals
- C. Zoning Board of Adjustment
- D. Capital Improvements Subcommittee
- E. Tax Increment Financing Committee

There being no further business, Raterman moved, Bulman seconded and unanimously carried to adjourn the meeting at 8:18 a.m. (8 to 0 with, Braun, Brewer, Bulman, Popp, Raterman, Rippentrop, Rolinger, and Swank voting yes and none voting no)