

MINUTES OF THE
RAPID CITY PLANNING COMMISSION
June 19, 2014

MEMBERS PRESENT: Erik Braun, John Brewer, Linda Marchand, Dennis Popp, Steve Rolinger and Jan Swank. Amanda Scott, Council Liaison was also present.

MEMBERS ABSENT: Brett Monson, Karen Bulman, Kay Rippentrop, Tim R. Rose and Andrew Scull

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

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

Brewer stated that due an advertising error by the Rapid City Journal all items other than the Comprehensive Plan Amendment will be continued to the July 10, 2014 Planning Commission meeting to allow the publication requirements to be met.

Motion by Rolinger seconded by Popp and unanimously carried to recommend approval of the item 3 in accordance with the staff recommendation. Additionally a motion by Marchand seconded by Swank and unanimously carried to recommend approval of item 1. (6 to 0 with Braun, Brewer, Marchand, Popp, Rolinger and Swank voting yes and none voting no)

---CONSENT CALENDAR---

1. Approval of the June 6, 2014 Planning Commission Meeting Minutes.
3. No. 14CA003 - Sections 9 and 16
A request by City of Rapid City to consider an application for an **Amendment to the Comprehensive Plan to Amend the Major Street Plan by reclassifying Park Drive from a Minor Arterial Street to a Collector Street** for Park Drive between Jackson Boulevard and Corral Drive, located in Sections 9 and 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located between Jackson Boulevard and Corral Drive.

Planning Commission recommended that the Amendment to the Comprehensive Plan to revise the Major Street Plan by reclassifying Park Drive from a Minor Arterial Street to a Collector Street be approved.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

Item 2 and items 4 through 7 were acted on concurrently.

- *2. No. 14UR014 - Original Town of Rapid City
A request by Patrick Roseland for Barbara Peterson-Paur to consider an application for a **Conditional Use Permit to allow a pet store in the Central**

Business District for Lot 27 - 28 of Block 71 of Original Town of Rapid City, located in Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 910 Main Street.

Rolinger moved, Marchand seconded and unanimously carried that the Conditional Use Permit to allow a pet store in the Central Business District be continued to the July 10, 2014 Planning Commission meeting. (6 to 0 with Braun, Brewer, Marchand, Popp, 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.

*4. No. 14UR015 - Original Town of Rapid City

A request by Nicolas Johnson for Performing Arts Center of Rapid City to consider an application for a **Conditional Use Permit to allow an on-sale liquor establishment in conjunction with an arts center** for Lot B of Rapid City High School Subdivision; vacated alley adjacent to that part of Lot B formerly known as Lots 23-26 and the west 10 feet of Lot 27 and Lots 7-10 and the west 10 feet of Lot 6 of Block 125 of 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.

Rolinger moved, Marchand seconded and unanimously carried that the Conditional Use Permit to allow an on-sale liquor establishment in conjunction with an arts center be continued to the July 10, 2014 Planning Commission meeting. (6 to 0 with Braun, Brewer, Marchand, Popp, 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.

*5. No. 14PD012 - Rushmore Crossing

A request by Shane Boyum for Dakota Slice LLC, Lauren Boyum to consider an application for a **Major Amendment to a Planned Development to allow an on-sale liquor establishment in conjunction with a restaurant** for Lot 5A4 of Block 2 of Rushmore Crossing, located in Section 29, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1325 Eglin Street #100.

Rolinger moved, Marchand seconded and unanimously carried that the Major Amendment to a Planned Development to allow an on-sale liquor

establishment in conjunction with a restaurant be continued to the July 10, 2014 Planning Commission meeting. (6 to 0 with Braun, Brewer, Marchand, Popp, 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.

6. No. 14RZ006 - Valley Tract

A request by John M. Rowe, Buell Consulting, Inc., for Cellular Inc. Network, d/b/a Verizon Wireless to consider an application for a **Rezoning from Park Forest District to General Agricultural District** for a portion of Valley Tract commencing at the southeast corner of Lot 5, Block 8, Country Club Heights Subdivision, Rapid City, Pennington County, South Dakota, located in the SW ¼ of Section 10, T1N, R7E, B.H.M. Rapid City, Pennington County, South Dakota more fully described as follows; a rebar with aluminum cap marked "LS 1019"; whence the southeast corner of Lot 2, Block 8 of the aforescribed County Club Heights Subdivision a ½" rebar bears N20°16'39"W 304.07': thence S40°51'02"E 1168.18' in Valley Tract as previously described to a rebar with plastic cap marked "RW FISK 6565"; the point of beginning, the northwest corner of a Proposed Land Space; thence N90°00'00"E 90.33' to a rebar with plastic cap marked "RW FISK 6565"; thence S33°19'01"E 79.91' to a rebar with plastic cap marked "RW FISK 6565"; thence S45°00'00"W 20.00' to a rebar with plastic cap marked "RW FISK 6565": thence N72°20'21"W 126.03' to a rebar with plastic cap marked "RW FISK6565": thence N0°00'00"E 42.68' to the point of beginning; said area contains 7,000 SF, more or less., more generally described as being located at 3015 Tomahawk Drive.

Rolinger moved, Marchand seconded and unanimously carried that the Rezoning from Park Forest District to General Agricultural District be continued to the July 10, 2014 Planning Commission meeting. (6 to 0 with Braun, Brewer, Marchand, Popp, Rolinger and Swank voting yes and none voting no)

*7. No. 14UR016 - Valley Tract

A request by John M. Rowe, Buell Consulting, Inc., for Cellular Inc. Network, d/b/a Verizon Wireless to consider an application for a **Conditional Use Permit to allow a communication tower in the General Agricultural District** for a portion of Valley Tract commencing at the southeast corner of Lot 5, Block 8, Country Club Heights Subdivision, Rapid City, Pennington County, South Dakota, located in the SW ¼ of Section 10, T1N, R7E, B.H.M. Rapid City, Pennington County, South Dakota more fully described as follows; a rebar with aluminum cap marked "LS 1019"; whence the southeast corner of Lot 2, Block 8 of the aforescribed County Club Heights Subdivision a ½" rebar bears N20°16'39"W 304.07': thence S40°51'02"E 1168.18' in Valley Tract as previously described to a rebar with plastic cap marked "RW FISK 6565"; the point of beginning, the northwest corner of a Proposed Land Space; thence N90°00'00"E

90.33' to a rebar with plastic cap marked "RW FISK 6565"; thence S33°19'01"E 79.91' to a rebar with plastic cap marked "RW FISK 6565"; thence S45°00'00"W 20.00' to a rebar with plastic cap marked "RW FISK 6565": thence N72°20'21"W 126.03' to a rebar with plastic cap marked "RW FISK6565": thence N0°00'00"E 42.68' to the point of beginning; said area contains 7,000 SF, more or less., more generally described as being located at 3015 Tomahawk Drive.

Rolinger moved, Marchand seconded and unanimously carried that the Conditional Use Permit to allow a communication tower in the General Agricultural District be continued to the July 10, 2014 Planning Commission meeting. (6 to 0 with Braun, Brewer, Marchand, Popp, 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.

8. Discussion Items

None

9. Staff Items

None

10. Planning Commission Items

A. Election of Officers

Brewer opened the floor to nominations

Popp moved, Rolinger seconded and unanimously carried to nominate Linda Marchand as Chairman. **(6 to 0 with Braun, Brewer, Marchand, Popp, Rolinger and Swank voting yes and none voting no)**

Marchand moved Popp seconded and unanimously carried to nominate Eric Braun as Vice President. **(6 to 0 with Braun, Brewer, Marchand, Popp, Rolinger and Swank voting yes and none voting no)**

Marchand moved Braun seconded and unanimously carried to nominate Steve Rolinger as Secretary. **(6 to 0 with Braun, Brewer, Marchand, Popp, Rolinger and Swank voting yes and none voting no)**

11. Committee Reports

A. City Council Report (June 2, 2014)

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, Braun moved, Popp seconded and unanimously carried to adjourn the meeting at 7:04 a.m. (6 to 0 with Braun, Brewer, Marchand, Popp, Rolinger and Swank voting yes and none voting no)