

MINUTES OF THE
RAPID CITY PLANNING COMMISSION
February 5, 2015

MEMBERS PRESENT: Erik Braun, John Brewer, Karen Bulman, Linda Marchand, John Pinkard, Dennis Popp, Steve Rolinger and Jan Swank.

MEMBERS ABSENT: Kay Rippentrop, Tim R. Rose, Andrew Scull

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

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

Marchand 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.

Motion by Rolinger seconded by Bulman and unanimously carried to recommend approval of the Consent Agenda Items 1 thru 5 in accordance with the staff recommendations. (8 to 0 with Braun, Brewer, Bulman, Marchand, Pinkard, Popp, Rolinger, and Swank voting yes and none voting no)

---CONSENT CALENDAR---

1. Approval of the January 22, 2015 Planning Commission Meeting Minutes.
2. No. 15RZ001 - McMahon Subdivision
A request by Renner and Associates, LLC for DTH LLC to consider an application for a **Rezoning from Medium Density Residential District to General Commercial District** for Lot 4 of Tract G-1 and the east 170 feet of Lot 5 of Tract G-1 of McMahon Subdivision, located in Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 519 Kathryn Avenue.

Planning Commission recommended that the Rezoning from Medium Density Residential District to General Commercial District be approved.

3. No. 15RZ002 - Catron Crossing Subdivision
A request by City of Rapid City to consider an application for a **Rezoning from General Agricultural District to Low Density Residential District I** for Lots 5 thru 9 of Block 5 of Catron Crossing Subdivision, located in Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located lying east of the current southern terminus of Nugget Gulch Road.

Planning Commission recommended that the Rezoning from General Agricultural District to Low Density Residential District I be approved.

4. No. 15TP008 – Approve the Transportation Improvement Program Amendment #15-004

Planning Commission recommended approval of the 2015-2018 Transportation Improvement Program Amendment #15-004.

5. No. 15TP006 - Acknowledge the 2014 Traffic Count Book

Planning Commission recommended acknowledging the report.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- *6. No. 15UR001 - Marshall Heights Tract
A request by Novation Group Consulting for SBA Communications to consider an application for a **Conditional Use Permit to allow a cellular communication tower** for Lot 1 of Lot K2-C of Marshall Heights Tract, located in Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1900 North Maple Avenue.

Lacock presented the application stating that due to parking issues, staff requests that the **Conditional Use Permit to allow a cellular communication tower** be continued to the February 19, 2015 Planning Commission meeting.

Brewer moved, Rolinger seconded and unanimously carried to continue the Conditional Use Permit to allow a cellular communication tower to the February 19, 2015 Planning Commission meeting. (8 to 0 with Braun, Brewer, Bulman, Marchand, Pinkard, 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.

7. Discussion Items
None

8. Staff Items
None

9. Planning Commission Items
None

10. Committee Reports
A. City Council Report (January 20, 2015)
The City Council concurred with the recommendations of the Planning

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- 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 7:02 a.m. (8 to 0 with Braun, Brewer, Bulman, Marchand, Pinkard, Popp, Rolinger and Swank voting yes and none voting no