

MINUTES OF THE
RAPID CITY PLANNING COMMISSION
September 24, 2015

MEMBERS PRESENT: Erik Braun, Karen Bulman, Galen Hoogestraat, Linda Marchand, and Jan Swank. Amanda Scott, Council Liaison was also present.

MEMBERS ABSENT: John Brewer, Mark Jobman, Dennis Popp, Kay Rippentrop, Steve Rolinger and Andrew Scull

STAFF PRESENT: Vicki Fisher, Fletcher Lacock, Robert Laroco, Kip Harrington, Dale Tech, 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.

Bulman requested that Item 6 be removed from the Consent Agenda for separate consideration.

Motion by Swank seconded by Braun and unanimously carried to recommend approval of the Consent Agenda Items 1 thru 6 in accordance with the staff recommendations with the exception of Item 6. (5 to 0 with Braun, Bulman, Hoogestraat, Marchand, and Swank voting yes and none voting no)

---CONSENT CALENDAR---

1. Planning Commission approved the September 8, 2015 Planning Commission Meeting Minutes.

2. Amendment to the Comprehensive Plan by adopting the Plan Rapid City Comprehensive Plan Quarterly Update and ratifying the Plan Rapid City Comprehensive Plan approved in April 2014

Summary of Adoption Action for a request by City of Rapid City for an application for an **Amendment to the Comprehensive Plan by adopting the Plan Rapid City Comprehensive Plan Quarterly Update and ratifying the Plan Rapid City Comprehensive Plan approved in April 2014.**

Planning Commission approved the summary and authorized publication in the Rapid City Journal.

3. No. 15RZ018 - Section 13, T1N, R7E

A request by Fisk Land Surveying and Consulting Engineers, Inc for PLM Development LLC, Pat Tlustos to consider an application for a **Rezoning from Public District to Low Density Residential I District** for the NW1/4 of the SE1/4 of the SW1/4 and the NE1/4 of the SE1/4 of the SW1/4 of Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally

described as being located southwest of the intersection of Minnesota Street and 5th Street.

Planning Commission approved the request to rezone property from Public District to Low Density Residential District.

4. No. 15CA002 - Comprehensive Plan Amendment to the Major Street Plan to realign a Principal Arterial Street

A request by Sperlich Consulting for Freeland Meadows, LLC to consider an application for a **Comprehensive Plan Amendment to the Major Street Plan to realign a Principal Arterial Street.**

Planning Commission continued the request to amend the Major Street Plan by realigning a Minor Arterial Street to the October 8, 2015 Planning Commission meeting.

*5. No. 15PD031 - Auburn Hills Subdivision

A request by Jeremiah Marvin to consider an application for a **Final Planned Development Overlay to allow development of townhomes** for Lot 3 of Block 7 of Auburn Hills Subdivision, located in Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 843 Auburn Drive.

Planning Commission approved the requested Final Planned Development approved with the following stipulations:

1. **Prior to issuance of Certificate of Occupancy, the property shall be platted creating individual townhome lots.**
2. **This Final Planned Development Overlay shall allow for townhomes to be developed on the property. All requirements of the Low Density Residential District shall be continually maintained. All uses permitted in the Low Density Residential District shall be permitted contingent upon an approved building permit and provision of sufficient parking. All conditional uses in the Low Density Residential District shall require 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.

7. No. 15RZ019 - Southgate Commercial Condos

A request by City of Rapid City to consider an application for a **Rezoning from No Use District to General Commercial District** for commencing from the Section Corner common to sections 24 & 25, T1N, R7E, B.H.M. and Section 19 & 30, T1N, R8E, B.H.M., thence N0°11'03"W along the section line between sections 24 & 19 a distance of 2003.27' to the Point of Beginning, thence N89°56'19"W a distance of 50.00', thence N0°11'03"W a distance of 50.00',

thence N89°56'19"W a distance of 50.00', thence N0°11'03"W a distance of 68.00', thence S89°56'19"E a distance of 50.00', thence N0°11'03"W a distance of 450.00', thence S89°56'19"E along the south line of Catron Blvd. a distance of 460.00', thence S0°11'03"E a distance of 518.00', thence N89°56'19"W a distance of 360.00', thence S0°11'03"E a distance of 50.00', thence N89°56'19"W a distance of 50.00' to the Point of Beginning, BHM, Pennington County, South Dakota, more generally described as being located southeast quadrant of Catron Boulevard and 5th Street.

Planning Commission recommended that the rezone from No Use District to General Commercial District be approved contingent on the approval of the associated annexation (15AN002).

8. No. 15PL077 - Elks Country Estates

A request by Sperlich Consulting, Inc. for ZCO Incorporated to consider an application for a **Preliminary Subdivision Plan** for Lots 24 thru 38 of Block 10, Lot 21 of Block 11, Lot 1 of Block 14, Lot 1 and Lots 6 thru 9 of Block 15; Lots 1 thru 11 of Block 16 of Elks Country Estates, legally described as a portion of Tract 1 of the E1/2 of Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located south of the intersection of Padre Drive and Jolly Lane.

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

1. **Upon submittal of a Development Engineering Plan application, construction plans for Ping Drive and Glacier Ridge Road shall be submitted for review and approval showing the street(s) located within a minimum 52 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer or Exception(s) shall be obtained. If Exception(s) are obtained, a copy of the approved Exception(s) shall be submitted with the Development Engineering Plan application;**
2. **Upon submittal of a Development Engineering Plan application, water plans and analysis prepared by a Registered Professional Engineer shall be submitted for review and approval in accordance with the Infrastructure Design Criteria Manual. The design report shall demonstrate that the water service is adequate to meet estimated domestic flows and required fire flows to support the proposed development;**
3. **Upon submittal of a Development Engineering Plan application, a sewer design report prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual shall be submitted for review and approval. The design report shall demonstrate that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity for this phase of the development and for future development up stream;**
4. **Upon submittal of a Development Engineering Plan application, a drainage plan report prepared by a Registered Professional Engineer**

as per the Infrastructure Design Criteria Manual shall be submitted for review and approval. The drainage plan and report shall address storm water quantity control, storm water quality treatment and street drainage. In addition, the drainage plan shall include a drainage analysis of the grading proposed for the balance of Elks Country Estates:

5. Prior to submittal of the Development Engineering Plan application, redlined comments shall be addressed. Upon submittal of the Development Engineering Plan application, the redlined comments and the revised drawings and plat per the redline comments shall be submitted for review and approval or an Exception to the Infrastructure Design Criteria Manual or the Standard Specifications for each comment shall be obtained. If an Exception is obtained, a copy of the approved Exception(s) shall be submitted with the Development Engineering Plan application;
6. Prior to Development Engineering Plan approval, 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 Registered Professional Engineer;
7. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements, if applicable;
8. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval if subdivision improvements are required;
9. Upon submittal of a Final Plat application, a copy of the recorded "Easement and Maintenance Agreement" between ZCO, Inc and the Cyclone Irrigation Ditch Company shall be submitted;
10. Upon submittal of a Final Plat application, an agreement securing maintenance and ownership of the proposed detention pond and the proposed rear yard drainage channel shall be submitted for recording;
11. Upon submittal of a Final Plat application, easements securing a drainage easement for the proposed detention pond, a drainage easement for the proposed storm sewer piping outside of right-of-way, a public sewer easement and public water main easement for the proposed extensions outside of the proposed rights-of-way and temporary turnaround easement(s) at the end of the proposed streets where future extension is anticipated shall be submitted for recording;
12. 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,

13. **Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required. In addition, any utilities and drainage proposed outside of the dedicated right-of-way shall be secured within easement(s).**

---END OF CONSENT CALENDAR---

6. No. 15VR012 - Green Acres Addition

A request by Renner and Associates, LLC for GBA Inc. to consider an application for a **Vacation of Right-of-Way** for a portion of West Rapid Street right-of-way, adjacent to Lots 13, 14, 15 and 16 of Block 16 in Green Acres Addition, located in the SW1/4 of the SW1/4 of Section 34, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 404 St. Onge Street.

Lacock reviewed the application noting that this application is associated with a Variance that was continued at the September 24, 2015 Zoning Board of Adjustment meeting. Lacock noted that the application can be heard and considered separately from the Variance. Lacock noted that the vacation of right-of-way does not interfere with traffic or public or private utilities. Lacock noted that in June 2014 a Variance was granted to allow the front yard setback to be reduced from 25 feet to 5 feet; however, when the building was built it extended 1.9 feet into the right-of-way. The Vacation of Right-of-Way before the Planning Commission and the separate but associated Variance are being submitted to clean up the situation. Lacock stated that staff recommends approval of the application with the stipulation independent from the variance.

Bulman stated that she would have liked to have had the applications heard together, but to allow this item to move forward without delay she proposed a motion to request that the vacation of right-of-way extend along the entire lot as it abuts the street.

Bulman offered a substitute motion to vacate the right-of-way with a revised Exhibit.

Fisher clarified that the revised motion would require that the applicant revise their Exhibit and that the utility letters be resent addressing the change.

Bulman move, Swank seconded and unanimously carried to approve the Vacation of Right-of-Way with the following stipulation:

1. **Prior to City Council approval, a revised Exhibit showing the proposed 1.9 foot wide vacation request extended along the entire strip of right-of-way as it abuts the property.**
2. **Prior to City Council approval, a revised Exhibit document shall be submitted addressing the Register of Deeds' redline comments. (5 to 0 with Braun, Bulman, Hoogestraat, Marchand, and Swank voting yes and none voting no)**

---BEGINNING OF REGULAR AGENDA ITEMS---

*9. No. 15PD001 - Elks Country Estates

A request by Sperlich Consulting, Inc. for Chad Zandstra Construction, LLC to consider an application for a **Major Amendment to reduce the side yard setback from 8 feet to 5 feet for an existing one-story structure** for Lot 5 of Block 13 of Elks Country Estates, located in Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 3744 Padre Drive.

Lacock presented the application noting that this application has been continued numerous times by Planning Commission to allow for the completion of the drainage improvements to the property. Lacock briefly reviewed the application recalling that the location of the building on the property created a reduced set back from the property line requiring the vacation of the utility and minor drainage easement on the property. Lacock reviewed the slides showing that the drainage improvements have been completed noting that engineering staff believes they will be sufficient to manage the surface water. Lacock said staff recommends that the application for a **Major Amendment to reduce the side yard setback from 8 feet to 5 feet for an existing one-story structure** be approved with stipulations.

Sheri Dietterle, neighbor, spoke to her concerns about drainage issues. Dietterle showed photos of the crawl space of her home showing the damage she believes has been caused by the drainage issues and presented information she has researched regarding issues associated with excess moisture within structures. Dietterle stated that she has addressed these concerns at the previous meetings and that she does not feel she has received any resolution.

Kale McNaboe, of Sperlich Consulting, agent for the applicant, spoke to the issues associated with the drainage on the property. McNaboe stated that due to the encroachment of the house into the setback, the easement was vacated and also agreed that the initial work was not as good as it could have been. McNaboe stated that efforts had been made to resolve these issues and stated that he was not sure if the moisture issue is due to ground water.

Swank stated that he was uncomfortable with the offered solutions.

Braun stated that he was also uncomfortable with the solutions offered, stating that although he believes the engineered drainage improvements that have been done are good, they are specifically for surface drainage and asked if there was anything that could be done in regards to possible ground water.

Bulman stated that she was also uncomfortable with the issue that the neighboring property owner is suffering, but that at this point that it is an issue between the property owner and the developer. Tech stated that it is not possible to define if there is a water table issue without doing further testing and that the issue would fall to the property owner and the developer.

Hoogestraat moved to approve with stipulations, Bulman seconded.

Cushman confirmed Scott's question that the City has reviewed and addressed the surface drainage issue and that further action needed would be between the property owner and the developer. Cushman also stated that should this item be appealed to the City Council, that her recommendation would be the same.

Hoogestraat moved, Bulman seconded and carried to approve the Major Amendment to the Planned Development to reduce the minimum required side yard setback with the following stipulation:

1. **An Exception is hereby granted to reduce the minimum required side yard setback for the existing structure from eight feet to five feet. Any redevelopment of the property shall be in compliance with the minimum required setbacks. (4 to 1 with Braun, Bulman, Hoogestraat and Marchand voting yes and Swank 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. 15UR018 - Beatty Subdivision

A request by Donna Gilbert to consider an application for a **Conditional Use Permit to allow a bed and breakfast** for Lot 2 of Block 1 of Beatty Subdivision, located in Section 4, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 3414 Hall Street.

Laroco presented the application noting that this item had been continued at the September 10, 2015 Planning Commission meeting due to issues with notice requirements. Laroco reviewed the associated slides noting that the applicant is proposing to operate a two-room, bed and breakfast operated through the "AirBnB" listing service and had provided an operational plan that addressed the issues with this type of use in a residential zoning district. Laroco noted that staff had received numerous letters in opposition to the application citing traffic and commercial use within the neighborhood as well as security concerns. Laroco stated that staff recommends that the application for a **Conditional Use Permit to allow a bed and breakfast** be approved with stipulations.

Dede Engle, 4200 Hall Street, spoke to her concerns regarding the operation of this bed and breakfast stating that she does not feel safe in her home and noting that guests of the bed and breakfast have mistakenly come to her door. Engle said she did not believe the parking requirements were being met and worried about the additional traffic in the neighborhood. Engle requested that the Planning Commission deny the application.

Shannon Schaefer, 3415 Hall Street, spoke to her concerns regarding the use of a bed and breakfast noting that her concerns had been detailed in a letter that had been sent in opposition to the application request. Schaefer reviewed the

criteria listed in the Project Report noting her numerous concerns as to how this use fit into the Comprehensive Plan goals and pointed out that the number of letters of opposition shows that there is a strong concern within the neighborhood.

Daren Beckstrom, 3411 Hall Street, presented a petition in opposition with numerous signatures and read a letter addressing his concerns. Beckstrom stated that he has concerns regarding the added traffic and the addition of strangers to the neighborhood.

Donna Gilbert, 3414 Hall Street, said that she is requesting to operate a bed and breakfast through the "AirBnB" listing service stating that there are numerous facilities operating in the Rapid City area as she is but that when she became aware of the code requirements she initiated her Conditional Use Permit application. Gilbert stated that she had worked with staff and that her operational plan meets the requirements to operate the bed and breakfast.

Gilbert stated that she provides a review and background screening on each guest and provides host guarantee coverage of \$1,000,000. Gilbert addressed the concerns regarding parking. Gilbert stated that if concerns were addressed to her she would correct or address them but noted that this is the first she had learned of them. Gilbert reviewed why she wishes to operate the air bed and breakfast noting that she is the first operator to request approval and hopes that the Planning Commission will consider this and approve her request.

In response to a question from Swank regarding the approval or denial of the use without having a defined reason, Cushman stated that the Conditional Use Permit addresses the required criteria specific to each use and that these criteria should be addressed.

In response to a question from Braun regarding the regulations addressing bed and breakfast and air bed and breakfasts, Fisher stated that this use is allowed as a conditional use if criteria are met and that some of the issues to review are parking, increased traffic and proximity to commercial development. Fisher stated that staff had reviewed the operational plan for this request noting that if operated per the submitted operation plan, it is within compliance with the established criteria.

Hoogestraat stated that he would be in support of the application if operated within the operational plan submitted. In response to Hoogestraat's questions regarding the options available if there are concerns with the operation going forward, Fisher stated that concerns would be directed to the Code Enforcement, who would review the concerns and report their findings to Community Planning and Development Services. If this became an issue the item would go back to the Planning Commission for consideration to revoke the Conditional Use Permit.

Bulman stated that she would not be supporting the application.

Hoogestraat moved to approve with stipulations, Swank seconded.

Bennet Sierra, of Pine Ridge, spoke to his support of the application. Sierra stated that the applicant is his daughter and said that she is a hard working individual who is trying to use what she has available to her to improve her standard of living. Serra stated that Rapid City is growing and expanding and that people who are traveling like the small residential areas and he only sees this type of use growing in the future. Sierra noted that the guests are screened and agreed that parking may be an issue that needs to be addressed.

Hoogestraat moved, Swank seconded and carried to approve the requested Conditional Use Permit with the following stipulations:

- 1. Prior to commencement of the use, the applicant shall obtain all necessary state licensing. A copy of the issued license shall be provided to Community Planning and Development Services.**
- 2. A minimum of four off-street parking spaces shall be provided. All parking shall continually comply with the requirements of the Rapid City Municipal Code.**
- 3. This Conditional Use Permit shall allow for a bed and breakfast to be operated on the property. The bed and breakfast facility shall operate in compliance with the submitted operations plan and all requirements of the Low Density Residential District. Changes in the operation or operator of the bed and breakfast facility will require a Major Amendment to the Conditional Use Permit. All uses permitted in the Low Density Residential District shall be permitted contingent upon an approved building permit and provision of sufficient parking. All conditional uses shall require a Major Amendment to the Conditional Use Permit. (4 to 1 with Braun, Hoogestraat, Marchand and Swank voting yes and Bulman 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. 15PD029 - Forest Hills Subdivision

A request by Kent R. Hagg to consider an application for a **Final Planned Development Overlay to allow an oversized garage in the Low Density Residential District** for Lot B of Forest Hills Subdivision, located in the NW1/4 of the SW1/4 of Section 2,T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1224 Skyline Drive.

Lacock stated that the applicant has requested that this item be continued to the October 22, 2015 Planning Commission meeting to allow the applicant to meet with staff. Lacock recommend that the **Final Planned Development Overlay to allow an oversized garage in the Low Density Residential District** be continued to the October 22, 2015 Planning Commission meeting per the

applicants request.

Swank moved, Bulman seconded and unanimously carried to continue the Final Planned Development Overlay to the October 22, 2015 Planning Commission meeting. (5 to 0 with Braun, Bulman, Hoogestraat, Marchand, 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. No. 15PD030 - Rushmore Crossing

A request by Karmin Patterson for Scheels to consider an application for a **Major Amendment to a Planned Development Overlay to allow annual outdoor sales** for Tract CR of Block 2 of Rushmore Crossing, located in Sections 29 and 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1225 Eglin Street.

Laroco presented the application and reviewed the associated slides. Laroco stated that the applicant is requesting to erect the tent twice annually and noted that that parking would be reduced by 16 parking spaces for the period of time the tent is raised. Laroco stated that based on the operational plan and the limited use staff recommends that the application for **Major Amendment to a Planned Development Overlay to allow annual outdoor sales** be approved with stipulations.

In response to Braun's question if the area identified was a storm water collection area for the property, Tech stated that he did not believe that was the case.

Bulman moved, Swank seconded and unanimously carried to approve the requested Major Amendment to the Planned Development with the following stipulations:

- 1. The requested Exception to reduce the required amount of parking on the site from 222 to 206 spaces during outdoor sales events only is hereby granted;**
- 2. The previously approved Exception to allow signage on a property which does not abut a public street is hereby acknowledged;**
- 3. The previously approved Planned Development (File #07PD074) for the layout and design of all parking and landscaping for the Rushmore Crossing commercial development is hereby acknowledged;**
- 4. A temporary use permit shall be obtained for each event, prior to the construction of the tent or commencement of the use;**
- 5. The proposed tent and vendor displays shall not obstruct fire and emergency access lanes, handicap access, and/or fire hydrants, and;**
- 6. This Major Amendment to the Planned Development shall allow for bi-**

annual sales events with a tent to be located in the parking lot of the existing Scheels Sports. All outdoor sales events shall operate in compliance with the submitted site plan and operations plan. All requirements of the General Commercial District shall be continually maintained unless specifically stipulated as a part of the previously approved Final Planned Development or a subsequent Major Amendment. All uses permitted in the General Commercial District shall be permitted contingent upon an approved building permit and provision of sufficient parking. All conditional uses shall require a Major Amendment to the Planned Development. (5 to 0 with Braun, Bulman, Hoogestraat, Marchand, 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.

*13. No. 15PD032 - Tuscany Square Subdivision

A request by Stephanie Digler for Yanga Allison to consider an application for a **Major Amendment to a Planned Development Overlay to allow an on-sale liquor establishment in conjunction with a salon** for Tract 1 (also in Section 1, T1N, R7E) of Tuscany Square Subdivision, located in Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 325 Omaha Street, Suite No. 3.

Lacock stated that due to staff error an incorrect sign was posted on the property and as a result the proper notification requirements were not met. Staff has since posted the appropriate signs on the property and requests that the **Major Amendment to a Planned Development Overlay to allow an on-sale liquor establishment in conjunction with a salon** be continued to the October 8, 2015 Planning Commission meeting.

Hoogestraat moved, Swank seconded and unanimously carried to continue the **Major Amendment to a Planned Development to allow an on-sale liquor establishment in conjunction with a salon** to the October 8, 2015 Planning Commission meeting to allow notice requirements to be met. (5 to 0 with Braun, Bulman, Hoogestraat, Marchand, 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.

*14. No. 15PD033 - Moon Ridge Subdivision

A request by Renner and Associates, LLC to consider an application for a **Final Planned Development Overlay to allow a mini storage in the General Commercial District** for Lot 4 of Moon Ridge Subdivision, located in Section 34, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 2251 Moon Meadows Drive.

Laroco presented the application stating that the applicant has requested that the item be continued to the October 8, 2015 and as such, staff recommends that the **Final Planned Development Overlay to allow a mini storage in the General Commercial District** be continued to the October 8, 2015 Planning Commission meeting.

Bulman moved, Braun seconded and unanimously carried to continue the Final Planned Development Overlay to allow a mini storage in the General Commercial District to the October 8, 2015 Planning Commission meeting. (5 to 0 with Braun, Bulman, Hoogestraat, Marchand, 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.

15. Discussion Items

Fisher reminded the Planning Commission that officer elections will be coming in October. Fisher also noted that two of the Commissioner's terms will expire October 1, 2015 and requested that they let her know their intention.

16. Staff Items

17. Planning Commission Items

18. Committee Reports

- A. City Council Report (September 8, 2015)
The City Council concurred with the recommendations of the Planning Commission
- B. Zoning Board of Adjustment
- C. Capital Improvements Subcommittee
- D. Tax Increment Financing Committee

There being no further business, Swank moved, Hoogestraat seconded and unanimously carried to adjourn the meeting at 8:36 a.m. (5 to 0 with Braun, Bulman, Hoogestraat, Marchand, and Swank voting yes and none voting no)