

15PD047

From: Lisa Yantes [<mailto:lyantes@yahoo.com>]
Sent: Monday, January 04, 2016 6:51 PM
To: Fisher Vicki
Subject: Re: Cleary Building application for major amendment

Vicki, I am forwarding my previous letter to you in hopes that, once again, you will forward them to the Planning Commission, being that I will not be able to attend the meeting on Thursday, January 7th at 7:00 a.m.

In regards to Black Hills Garage Doors operating there as a professional office, I do not have any disagreement with a business operating within the "professional office guidelines." I believe, in these last couple of months, the agreement with BH Garage doors was that they would plant some trees, enclose the dumpster and their hours of operation were to be from 8-5 Monday through Friday and 8-12 on Saturday. These guidelines have not been met or followed. They have been there many times early in the morning 5-5:30 moving heavy equipment in and out causing a lot of noise early in the morning and the unsightly dumpster is still not enclosed. I don't believe this falls in the category of "professional offices". Again, I am raising concern in this type of business right in my backyard.

Thank you again for your attention to this matter, it is very much appreciated!

On Friday, September 18, 2015 7:36 AM, Fisher Vicki <Vicki.Fisher@rcgov.org> wrote:

Lisa,

Thank you for your comments. We will certainly forward them to the Planning Commission for their consideration. Please note this item will be considered at the October 8, 2015 Planning Commission meeting and not the September 24th meeting. Hopefully, you will be able to attend that meeting. Regardless, we will present your comments to the Planning Commission at the October 8th meeting.

Please let us know if you have any additional comments and/or questions.

Thanks,

Vicki L. Fisher
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Current Planning Division
Community Planning & Development Services
300 Sixth Street
Rapid City, SD 57701
605-394-4120
vicki.fisher@rcgov.org

15PD047

From: Lisa Yantes [<mailto:lyantes@yahoo.com>]
Sent: Thursday, September 17, 2015 6:59 PM
To: Fisher Vicki
Subject: RE: Cleary Building application for major amendment

I live at 6545 Wellington Court which directly backs the Cleary Building Property. I have been informed that on September 24, there will be a meeting at 7:00am regarding a major amendment to a plan development regarding the Cleary Building. I am not able to attend this meeting, but I am very concerned about the outcome.

We have been through various meetings regarding turning this building into a Veterinarian Clinic for small animals, and also even a clinic for large farm animals. A number of us in this area have voiced our opinion regarding these options and what the outcome of these proposals would detrimentally do to our homes and selling value, let alone to the safety of the families that live in this area.

The Cleary Building was grandfathered into this area (because it was already here) and has always been for sale for small professional offices.

I have no qualms about it being used for professional offices. I whole heartedly disagree for it being used for anything else, being that it will directly effect my way of life and my property values. In truth, I can't believe that every year we have to fight for our right to have what we have in our "residential area".

I beg of you to present this letter on my behalf and reiterate once again, that we are a family community, a residential area that we are proud to be homeowners in, and make sure that this area, the Cleary Building, we only be sold for small professional offices that we will be proud to have in our community.

Thank you for your attention to this matter, in which I for one, do not take lightly.

Thank you
Lisa Yantes and Phil Syverson

15PD047

From: Gigi [<mailto:georgichriste@hotmail.com>]
Sent: Tuesday, January 05, 2016 6:59 AM
To: Fisher Vicki
Subject: Fw: Cleary Major Amendment to a Planned Unit Development

Dear Vicki,

We received notification that a Major Amendment to a Planned Unit Development has been applied for by Cleary to allow BH Garage Doors as a professional office. Our work schedules will not allow us to attend the January 7th Planning Commission meeting.

Our concern is that Cleary is not in compliance with stipulations of approval set forth in the Major Amendment passed on 10/22/15,

which allowed Cleary to function as a professional office space with hours from 8:00am to 5:00pm M-F and 8:00am - 12pm Sat.

Cleary employees continue to arrive for work around 5:30am. Pickup trucks are being parked in the cold storage area overnight, and the storage overhead doors are opened between 5:30am and 6:00am as the trucks are being prepared for the day before departing for the day. This activity is not always quiet.

The trash dumpster has not been enclosed with a screening fence.

Evergreens have not been planted nor has the gravel area been landscaped. We realize this is weather/seasonal related.

The grounds have been kept clean and free of construction materials. This represents a noticeable improvement over previous years, and we are appreciative of that. However, there is a rusting white oil barrel outside on the NE corner of the building that is an eyesore and needs to go away.

Black Hills Garage Doors has continued to occupy and utilize the same space in the building since the passage of the Amendment.

Thank you for allowing us to express our observations and concerns to you regarding this matter and please forward to the appropriate staff personnel as necessary. In our opinion, a business like BH Garage Doors belongs in a commercial/ industrial area. We respectfully request that Cleary comply with the stipulated mandates for conducting business as professional office space.

Tim and Gigi Christensen
6657 Wellington Drive

15PD047

From: Pat Hahn [<mailto:patdocmike@rap.midco.net>]
Sent: Tuesday, January 05, 2016 3:55 PM
To: Fisher Vicki; Karen Bulman
Subject: Cleary Building

As a member of this community neighborhood for fifteen years, I am aware, and have lived through, all the changes to the use of this structure since the beginning of the housing development. I have been extremely unhappy with the management of the Cleary Building, from its lack of landscaping, to the travel of trucks and various vehicles through the housing development. I was particularly dissatisfied when Overhead Doors was allowed to share the facility. Vehicles arriving from the east, destined for the Cleary Building, must enter and transit the housing area to reach the Cleary Building. These large tractor trailers and trucks, using the neighborhood thoroughfare on Wellington Drive, encounter a large population of children from toddlers to teenagers who transit this boulevard and play in the streets. The Cleary Management has repeatedly ignored requests to enforce the operational time lines, and has apparently made no attempt to halt the use of large vehicles through the housing development.

I sincerely request this petition be denied and the strongest enforcement of “**Office Commercial**” for this facility be sanctioned. Cleary Management has no track record for abiding by the rules laid down by the city, and should be harshly dealt with for any infraction of the guidelines.

PATRICIA K. HAHN
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394-9112