

MINUTES OF THE  
RAPID CITY PLANNING COMMISSION  
January 21, 2016

MEMBERS PRESENT: John Brewer, Karen Bulman, Galen Hoogestraat, Linda Marchand, Steve Rolinger, Kimberly Schmidt, and Jan Swank. Amanda Scott, Council Liaison was also present.

MEMBERS ABSENT: Erik Braun, Mark Jobman, Kay, Rippentrop and Andrew Scull

STAFF PRESENT: Fletcher Lacock, Robert Laroco, Tim Behlings, Ted Johnson, Carla Cushman and Andrea Wolff.

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

**Bulman 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 Brewer seconded by Rolinger and unanimously carried to recommend approval of the Consent Agenda Items 1 thru 2 in accordance with the staff recommendations. (7 to 0 with Brewer, Bulman, Hoogestraat, Marchand, Rolinger, Schmidt and Swank voting yes and none voting no)**

**---CONSENT CALENDAR---**

1. Approval of the January 7, 2016 Planning Commission Meeting Minutes.
2. No. 15VR013 - Simmons Addition  
A request by FMG Engineering for MK Land LLC, Mark McKie to consider an application for a **Vacation of Right-of-Way** for a portion of right-of-way of East Boulevard adjacent to a previously vacated 30 feet wide strip adjacent to Lot 29 of Block 4, Simmons Addition, located in the NE1/4 of the NE1/4 located in Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 7 Omaha Street.

**Staff recommends that the Vacation of Right-of-Way be approved with the following stipulations:**

1. **Prior to City Council approval, a revised "Exhibit A" document shall be submitted signed and stamped by a registered surveyor;**
2. **Prior to City Council approval, a construction easement shall be submitted for recording; and,**
3. **Prior to City Council approval, a public utility easement shall be submitted for recording.**

**---END OF CONSENT CALENDAR---**

---BEGINNING OF REGULAR AGENDA ITEMS---

3. No. 15RZ024 - Schnasse Addition

A request by Maverik Inc, Todd Meyers to consider an application for a **Rezoning from Medium Density Residential District to General Commercial District** for all of Lots 15 thru 20 of Block 11 of Schnasse Addition, located in Section 31, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more particularly described as follows: Beginning at the northeast corner of Lot 20 of Block 11, Schnasse Addition; Thence south 117.00 feet to the southeast corner of Lot 20 of Block 11, Schnasse Addition; Thence west 264.00 feet to the southwest corner of Lot 15 of Block 11, Schnasse Addition; Thence north 117.00 feet to the northwest corner of Lot 15 of Block 11, Schnasse Addition; Thence east 264.00 feet to the point of beginning, more generally described as being located in the northwest corner of the East Denver Street and Lacrosse Street intersection.

Laroco stated that the applicant has withdrawn the application and requested that Planning Commission acknowledge the withdrawal of the **Rezoning from Medium Density Residential District to General Commercial District**.

**Rolinger moved, Marchand seconded and unanimously carried to acknowledge the applicant's withdrawal of the rezoning from Medium Density Residential District to General Commercial District. (7 to 0 with Brewer, Bulman, Hoogestraat, Marchand, Rolinger, Schmidt and Swank voting yes and none voting no)**

Items 4 and 5 were considered concurrently

\*4. No. 15PD046 - North Rapid Addition #2

A request by Gene Fennell Design Inc. to consider an application for a **Final Planned Development Overlay to convert the Garfield School building into apartments** for Lot 5 of Block 76 of North Rapid Addition # 2, located in Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 925 Dilger Avenue.

**Rolinger moved, Swank seconded and unanimously carried to continue the Final Planned Development Overlay to convert the Garfield School building into apartments to the February 4, 2016 Planning Commission meeting due to an error by the newspaper in the notification requirement. (7 to 0 with Brewer, Bulman, Hoogestraat, Marchand, Rolinger, Schmidt 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. 15PD048 - North Rapid Addition #2

A request by Dream Design International Inc for Black Hills Habitat for Humanity to consider an application for a **Major Amendment to Planned Development Overlay to allow a townhome development in lieu of a tri-plex development** for Lot 1, Lot 2, Lot 3 and Lot 4 of Block 76 of North Rapid Addition #2, located in Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located northwest of Custer Street and North 7th Street intersection.

**Rolinger moved, Swank seconded and unanimously carried to continue the Major Amendment to Planned Development Overlay to allow a townhome development in lieu of a tri-plex development to the February 4, 2016 Planning Commission meeting due to an error by the newspaper in the notification requirement. (7 to 0 with Brewer, Bulman, Hoogestraat, Marchand, Rolinger, Schmidt 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. Discussion Items

A. Short Term Rentals

Laroco informed the Planning Commission that staff is seeking direction on the issue of Short Term Rentals and a memo addressing this issue has been prepared and linked for their review. Laroco stated that this item will be on the February 25, 2016 Planning Commission Agenda as a discussion item.

7. Staff Items

8. Planning Commission Items

9. Committee Reports

A. City Council Report (January 4, 2016)

The City Council concurred with the recommendations of the Planning Commission

B. Building Board of Appeals

C. Capital Improvements Subcommittee

D. Tax Increment Financing Committee

**There being no further business, Brewer moved, Marchand seconded and unanimously carried to adjourn the meeting at 7:05 a.m. (7 to 0 with Brewer, Bulman, Hoogestraat, Marchand, Rolinger, Schmidt and Swank voting yes and none voting no)**

