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MINUTES OF THE  
RAPID CITY ZONING BOARD OF ADJUSTMENT  
January 7, 2016

MEMBERS PRESENT: Erik Braun, John Brewer, Karen Bulman, Galen Hoogestraat, Mark Jobman, Linda Marchand, Kay Rippentrop, Steve Rolinger, Kim Schmidt, Andrew Scull and Jan Swank. Amanda Scott, Council Liaison was also present.

MEMBERS ABSENT: None

STAFF PRESENT: Vicki Fisher, Fletcher Lacock, Robert Laroco, Ted Johnson, Carla Cushman, Rebel VanLoh and Andrea Wolff.

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

1. Approval of the December 10, 2015 Zoning Board of Adjustment Meeting Minutes.
2. No. 15VA006 CIVAR15-0018 - DB Western Subdivision  
A request by Kugler Company to consider an application for a **Variance to temporarily waive the requirement to pave circulation /parking** for Lot 1 of DB Western Subdivision, located in Section 17, T1N, R8E, BHM, Rapid City Pennington County, South Dakota, more generally described as being located at 1654 Culvert Street.

Laroco presented the application and reviewed the associated slides. Laroco explained that the applicant had not finished the paving required by the building permit and would not be able to do so during the winter months. Building Services had issued a Temporary Certificate of Occupancy which has since expired and are unable to issue an additional Temporary Certificate of Occupancy so the applicant is asking for the Variance to temporarily waive the requirement to pave circulations/parking. Laroco stated that the applicant does intend to finish the paving in the spring when the asphalt plants open again. Laroco pointed out that the value of the bond posted with Building Services for the work to be completed is for \$80,000, not the \$8,000 shown in the staff report. Laroco presented staff recommendation to approve the **Variance to temporarily waive the requirement to pave circulation /parking** with the stipulations listed in the project report.

**Scull moved, Hoogestraat seconded and unanimously carried to approve the variance to temporarily waive the requirement to pave all circulation and parking with the following stipulations:**

1. **Prior to issuance of a building permit, the submitted surety shall be updated to expire after November 30, 2016.**
2. **The requested Variance shall temporarily waive the requirement to pave all circulation and parking on site through October 31, 2016. This Variance shall expire upon successful completion of all required paving or October 31, 2016, whichever occurs first. (9 to 0 with Braun, Brewer, Bulman, Hoogestraat, Marchand, Rippentrop, Rolinger, Scull and Swank voting yes, none voting no)**
3. Discussion Items
4. Staff Items
5. Zoning Board of Adjustment Items

**There being no further business, Brewer moved, Marchand seconded and unanimously carried to adjourn the meeting at 7:05 a.m. (9 to 0 with Braun, Brewer, Bulman, Hoogestraat, Marchand,, Rippentrop, Rolinger, Scull and Swank voting yes and none voting no)**