

MINUTES OF THE  
RAPID CITY PLANNING COMMISSION  
January 9, 2003



MEMBERS PRESENT: Ida Fast Wolf, Jeff Hoffmann, Dawn Mashek, Dr. Grace Mickelson, Mel Prairie Chicken, Ethan Schmidt, Jeff Stone, Paul Swedlund, Bob Wall, and Stuart Wevik. Bill Waugh, Council representative was also present.

STAFF PRESENT: Marcia Elkins, Vicki Fisher, Jeff Marino, Lisa Seaman, Tom Kurtenbach, Karen Bulman, Bill Knight, Dave Johnson, Randy Nelson, Dave LaFrance, and Risé Ficken

Chairperson Wevik called the meeting to order at 7:03 a.m.

**Wevik reviewed the Non-Hearing Consent Agenda and asked if any member of the Planning Commission, staff or audience would like any item removed from the Non-Hearing Consent Agenda for individual consideration.**

**Staff removed Items 4, 7, 9 and 10 from the Non-Hearing Consent Agenda for separate consideration. Mickelson removed item 6 from the Non-Hearing Consent Agenda for separate consideration.**

**Schmidt moved, Wall seconded, and unanimously carried to recommend approval of the Non-Hearing Consent Agenda Items 1 through 14 in accordance with the staff recommendations with the exception of items 4, 6, 9, and 10. (10 to 0 with Fast Wolf, Hoffmann, Mashek, Mickelson, Prairie Chicken, Schmidt, Stone, Swedlund, Wall and Wevik voting yes and none voting no)**

1. Approval of the December 19, 2002 Planning Commission Meeting Minutes.

2. No. 02AN010 - Section 9, T1N, R8E

A request by the City of Rapid City and the South Dakota Department of Transportation to consider an application for a **Petition for Annexation** on the balance of Tract A in the E1/2 SW1/4 and the W1/2 SE1/4, Lot 2 of Tract A of the NE1/4 SW1/4, Orchard Lane in the NE1/4 SW1/4, Lot H1 in Tract A in the E1/2 SW1/4 and the W1/2 SE1/4, Lot H1 in Lot 1 of the Well Addition in the SW1/4, Lot H1 in the N1/2 SE1/4 NW1/4, Lot H2 in the N1/2 SW1/4 NE1/4 lying south and west of SD Highway 44 and railroad right-of-way, Lot H5 in the NE1/4 NW1/4 lying south and west of SD Highway 44, and Lot H2 in the NW1/4 NE1/4 lying south and west of SD Highway 44 and railroad right-of-way, all located in Section 9, T1N, R8E, BHM, Pennington County, South Dakota, more generally described as being located south of SD Highway 44 East and South Valley Drive.

**Planning Commission recommended that the annexation be denied without prejudice and authorized Staff to proceed with an involuntary annexation.**

3. No. 02PL115 - Flannery Subdivision No. 2

A request by Ferber Engineering Company to consider an application for a **Preliminary and Final Plat** on Lots 7R and 8R of the Flannery Subdivision No. 2 located in the NW1/4 of the NE1/4 of Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, legally described as Lots 7, 8 and 9 of the Flannery Subdivision No. 2 located in the NW1/4 of the NE1/4 of Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located northeast of the intersection of Ireland Place and Dublin Court.

**Planning Commission recommended that the Preliminary and Final Plat be continued to the January 23, 2003 Planning Commission meeting to allow the applicant time to acquire the needed signature(s) on the vacation of right of way petition.**

5. No. 02PL122 - Irene Estates Subdivision

A request by Dennis Dressen to consider an application for a **Layout Plat** on Lot 2A and Lot 2B, Block 1, Irene Estes Subdivision, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, legally described as Lot 2, Block 1, Irene Estes Subdivision, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 6015 Nameless Cave Road.

**Planning Commission recommended that the Layout Plat be continued to the January 23, 2003 Planning Commission meeting to allow the applicant to submit additional information.**

8. No. 02PL127 - Canyon Lake Heights Subdivision

A request by Precision Surveying for Bill Marx to consider an application for a **Layout Plat** on Lots A and B in Block B of Canyon Lake Heights Subdivision, located in the NW1/4 of Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, legally described as Lot 2 and the north 40 feet of Lot 3 in Block B of Canyon Lake Heights Subdivision, located in the NW1/4 of Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 4730 Cliff Drive.

**Planning Commission recommended that the Layout Plat be continued to the January 23, 2003 Planning Commission meeting to allow the applicant time to submit additional information.**

11. No. 02SR030 - South Boulevard Subdivision

A request by Robert Schlimgen for Rapid City Area Schools District 51-4 to consider an application for an **11-6-19 SDCL Review to replace an existing sign on public property** on Lots 1 thru 40 of Block 20 of South Boulevard Subdivision and Lots 1 thru 40 of Block 21 of South Boulevard Subdivision, located in Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 207 Flormann Street.

**Planning Commission recommended that the 11-6-19 SDCL Review to replace an existing sign on public property be approved with the following stipulations:**

**Urban Planning Division Recommendations:**

1. **Any lighting of the sign shall not negatively impact the surrounding residential neighborhood;**
2. **Any expansion to the sign shall require a new 11-6-19 SDCL review;**
3. **All requirements and regulations of the Rapid City Municipal Code shall be met at all times; and**
4. **The applicant shall obtain a sign permit prior to any construction.**

12. **No. 02SR031 - Original Town of Rapid City**

A request by Robert Schlimgen for Rapid City Area Schools District 51-4 to consider an application for a **11-6-19 SDCL Review to move the heating, venting, air conditioning unit on a public property** on Parcel 1-2; Lots 1-16; Lot A; Parcel 5-6; and vacated alley (also in Section 1, T1N, R7E), all located in Block 65 of Original Town of Rapid City, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 300 6th Street.

**Planning Commission recommended that the 11-6-19 SDCL Review to move the heating, venting, air conditioning unit on a public property be continued to the January 23, 2003 Planning Commission meeting to allow the applicant time to submit additional information.**

13. **No. 02SR032 - Original Township of Rapid City**

A request by Thurston Design Group, LLP for the Rapid City Arts Council to consider an application for an **11-6-19 SDCL Review to allow for a public building** on the eastern half of Lot 26, all of Lots 27 thru 32 and the southern half of the vacated alley adjacent to Lots 28 thru 32; and Lots 1 thru 5 and the northern half of the vacated alley adjacent to said lots, all located in Block 103, Original Township of Rapid City, Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 713 7th Street.

**Planning Commission recommended that the 11-6-19 SDCL Review to allow for a public building be approved with the following stipulations:**

**Engineering Division Recommendations:**

1. **The applicant shall submit a revised site plan showing construction of all approaches on the site prior to issuance of a building permit;**
2. **The applicant shall submit a traffic control plan prior to issuance of a building permit;**

**Fire Department Recommendations:**

3. **The entire complex shall be sprinklered at all times;**
4. **Emergency vehicle access shall be maintained at the site at all times;**

**Urban Planning Division Recommendations:**

5. **One handicap parking space must be maintained in compliance with**

- the City of Rapid City Municipal Code;**
6. **A developmental lot agreement shall be obtained by the applicant prior to issuance of a building permit;**
  7. **A signage plan shall be submitted prior to issuance of a building permit;**
  8. **Any lighting shall be constructed and maintained in accordance with the City of Rapid City Municipal Code;**
  9. **Any expansion to the development will require a new 11-6-19 SDCL review; and**
  10. **All requirements and regulations of the Rapid City Municipal Code shall be met at all times.**

14. No. 892 - South Creek Industrial Park

A request by the City of Rapid City to consider the **Dissolution of Tax Increment District #22** on Block 1, less Lots 1 and 2, South Creek Industrial Park and Lots H-1 and H-2 of South Creek Industrial Park #2 all located in the W1/2 of Section 8, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located east of Highway 79 and west of Creek Drive.

**Planning Commission recommended that the Resolution Dissolving Tax Increment District #22 be approved.**

**---END OF NON HEARING ITEMS CONSENT CALENDAR---**

4. No. 02PL116 - Big Sky Business Park

A request by Dream Design International, Inc. to consider an application for a **Preliminary and Final Plat** on Lot 1, Block 1; Lots 1 thru 5, Block 2; Lots 1 and 2, Block 3; Lots 1 and 2, Block 4; Lots 1 thru 4, Block 5; Lot 1, Block 6 and dedicated Street, Big Sky Business Park, located in the SW1/4 SW1/4 and the S1/2 NW1/4 NW1/4 of Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, legally described as the unplatted portion of the W1/2 SW1/4 NW1/4 including private drive, less Lot H2 and less right-of-way; the unplatted portion of the E1/2 SW1/4 NW1/4; and the unplatted portion of the S1/2 GL3; S1/2 GL4 less Lot 1 and less Lot H3; SE1/4 NW1/4 less Big Sky Subdivision and less right-of-way; all located in Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located east of the intersection of Homestead Street and Elk Vale Road.

Elkins advised that the applicant has requested that this item be continued to the January 23, 2003 Planning Commission meeting.

**Wall moved, Hoffmann seconded and unanimously carried to recommend that the Preliminary and Final Plat be continued to the January 23, 2003 Planning Commission meeting at the applicant's request. (10 to 0)**

6. No. 02PL125 - Elks Country Estates

A request by Renner & Sperlich Engineering for Dennis Zandstra to consider an application for a **Layout, Preliminary and Final Plat** on Lots 6, 7 and 8 of

Block 10 of Elks Country Estates, and a portion of Tract 1 of the E1/2 of Section 16 located in the E1/2 of Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located along Willowbend Road between Winged Foot Court and Padre Drive.

Mickelson advised that she had visited the subject property and was told by a builder that septic systems would be installed. She requested clarification concerning the extension of City sewer and water infrastructure to the Elks Country Estates development.

Elkins responded that the Elks Country Estates subdivision is connected to City water and sewer services. She indicated that staff would follow up on this issue to confirm that no septic systems will be installed on the subject property.

**Mashek moved, Schmidt seconded and unanimously carried to recommend that the Layout, Preliminary and Final Plat be approved with the following stipulations:**

**Engineering Recommendations:**

1. Prior to Preliminary Plat approval by the City Council, the applicant shall submit engineering construction plans and a cost estimate for Padre Drive for review and approval;
2. Prior to Preliminary Plat approval by the City Council, the applicant shall submit a detailed storm water drainage plan for the subject property and the surrounding area;
3. Prior to Preliminary Plat approval by the City Council, the applicant shall submit a master drainage plan for this area;
4. Prior to Preliminary Plat approval by the City Council, the applicant shall note on the plat whether the utility easements along the former lot lines shall be retained;
5. Prior to Final Plat approval by the City Council, a subdivision estimate form shall be submitted for review and approval;

**Fire Department Recommendations:**

6. Prior to Final Plat approval by the City Council, the applicant shall demonstrate that Uniform Fire Code requirements are met; and,

**Urban Planning Division Recommendations:**

7. Prior to Final Plat approval by the City Council, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid.  
(10 to 0)

7. **No. 02PL126 - Miracle Pines Subdivision**

A request by Renner & Sperlich for Dean Kelly to consider an application for a **Layout Plat** on Lots B thru E of Lot 6 of Miracle Pines Subdivision located in the NW1/4 Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, legally described as a portion of Lot 6 of Miracle Pines Subdivision located in the NW1/4 Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 3960 Corral Drive.

Elkins advised that the applicant has requested that the Layout Plat be continued to the January 23, 2003 Planning Commission meeting.

**Stone moved and Hoffmann seconded to recommend that the Layout Plat be continued to the January 23, 2003 Planning Commission meeting at the applicant's request. (10 to 0)**

9. No. 02PL128 - Heartland Retail Center

A request by Dream Design International, Inc. to consider an application for a **Layout Plat** on Lots 1 thru 12 and Outlots 1 thru 4 of Heartland Retail Center located in the S1/2 of SW1/4 of Section 27, T2N, R8E and the N1/2 of the NW1/4 of Section 34, T2N, R8E, BHM, Pennington County, South Dakota, more generally described as being located at the intersection of Eglin Street and Elk Vale Road.

Elkins indicated that the applicant has requested that the Layout Plat request be continued to the January 23, 2003 Planning Commission meeting.

**Wall moved, Hoffmann seconded and unanimously carried to recommend that the Layout Plat be continued to the January 23, 2003 Planning Commission meeting at the applicant's request. (10 to 0)**

10. No. 02SR011 - Section 6, T1N, R8E

A request by Ron Buskerud for Pennington County to consider an application for an **11-6-19 SDCL Review to allow for the construction of a public building and related improvements** on the E1/2 of the NE1/4 of the SW1/4 of the NE1/4 and NW1/4 of the NE1/4 of Section 6, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the Pennington County Fairgrounds.

Elkins stated that staff recommends that the 11-6-19 SDCL Review be continued to the January 23, 2003 Planning Commission meeting as the conditions of approval have not been met.

**Mashek moved and Prairie Chicken seconded to recommend that the 11-6-19 SDCL Review to allow for the construction of a public building and related improvements be continued to the January 23, 2003 Planning Commission meeting to allow the applicant to submit additional information.**

In response to a request from Hoffmann for an update on the County's progress on this project, Fisher explained that substantial drainage information has been submitted by Pennington County. She noted that staff has reviewed the information and has requested revisions to the drainage plans.

Elkins indicated that the City and County staff have had numerous discussions and are working together to address outstanding issues.

**The motion to recommend that the 11-6-19 SDCL Review to allow for the**

**construction of a public building and related improvements be continued to the January 23, 2003 Planning Commission meeting to allow the applicant to submit additional information unanimously carried. (10 to 0)**

**Wevik read the Hearing Consent Agenda into the record and asked if any member of the Planning Commission, staff or audience would like any item removed from the Hearing Consent Agenda for individual consideration.**

**Staff requested that Item 23 be removed from the Hearing Consent Agenda for separate consideration.**

**Schmidt moved, Stone seconded and unanimously carried to recommend approval of the Hearing Consent Agenda Items 15 thru 24 in accordance with the staff recommendations with the exception of Item 23. (10 to 0 with Fast Wolf, Hoffmann, Mashek, Mickelson, Prairie Chicken, Schmidt, Stone, Swedlund, Wall and Wevik voting yes and none voting no)**

**---HEARING ITEMS CONSENT CALENDAR---**

15. No. 02CA048 - Robbinsdale Addition No. 10  
Comprehensive Plan Amendment - **Summary of Adoption Action** - on a portion of Tract B of Robbinsdale Addition No. 10 located in SW1/4 of NE1/4 of SE1/4, Section 13, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more fully described by metes and bounds as commencing at the southeasterly corner of Tract B of Robbinsdale Addition No. 10, common to a corner of Lot 2 Block 11 of Addition No. 10, and the Point of Beginning; thence, first course: S89°43'09"W along the southerly boundary of said Tract B, common to the boundary of said Lot 2 of Block 11, a distance of 609.78 feet; thence, second course: N00°34'24"E, a distance of 70.00 feet; thence, third course: northeasterly, curving to the right on a curve with a radius of 125.00 feet, a delta angle of 60°01'13", a length of 130.94 feet, a chord bearing of N30°35'00"E, and a chord distance of 125.04 feet; thence, fourth course: northeasterly, curving to the left on a curve with a radius of 385.00 feet, a delta angle of 27°09'49", a length of 182.53 feet, a chord bearing on N47°00'42"E, and a chord distance of 180.82 feet; thence, fifth course: N89°43'09"E, a distance of 416.19 feet, to a point on the boundary of said Lot 2 Block 11; thence, sixth course: S00°34'24"W, along the easterly boundary of said Tract B, common to the boundary of said Lot 2, Block 11 a distance of 300.00 feet, to the southeasterly corner of said Tract B, and the Point of Beginning, more generally described as being located on Minnesota Street.

**Planning Commission approved the Summary of Adoption Action and authorized publication in the Rapid City Journal.**

16. No. 02CA065 - Section 3, T1N, R8E  
Comprehensive Plan Amendment - **Summary of Adoption Action** - on the west 230 feet of the SE1/4 NW1/4 NW1/4 of Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located east of the intersection of Homestead Street and Elk Vale Road.

**Planning Commission approved the Summary of Adoption Action and authorized publication in the Rapid City Journal.**

17. No. 02PL051 - Professional Plaza Subdivision

A request by CSU Properties, LLC to consider an application for a **Preliminary and Final Plat** on Lot 1 of Professional Plaza Subdivision, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, legally described as Lot RU-9A, Lots 1 thru 4 of Block 6, Lot 16 and the west 9.77 feet of Lot 15 in Block 7, and adjacent vacated 4th Street R.O.W. and 1/2 vacated adjacent alley in Original Town of Rapid City, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located the southeast corner of the intersection of 5th Street and North Street.

**Planning Commission recommended that the Preliminary and Final Plat be continued to the January 23, 2003 Planning Commission meeting.**

\*\*18. No. 02PD025 - Original Town of Rapid City

A request by CSU Properties, LLC to consider an application for a **Planned Commercial Development - Initial and Final Development Plan** on Lot RU-9A, Lots 1 thru 4 of Block 6, Lot 16 and the west 9.77 feet of Lot 15 in Block 7, and adjacent vacated 4th Street R.O.W. and 1/2 vacated adjacent alley in Original Town of Rapid City, Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located the southeast corner of the intersection of 5th Street and North Street.

**Planning Commission recommended that the Planned Commercial Development - Initial and Final Development Plan be continued to the January 23, 2003 Planning Commission meeting.**

\*\*19. No. 02PD068 - Skyview South Subdivision

A request by Brian Moser to consider an application for a **Major Amendment to a Planned Unit Development** on Lot 5 of Block 1 of Skyview South Subdivision located in Section 10, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 2100 Huntington Place.

**Planning Commission continued the Major Amendment to a Planned Unit Development to the January 23, 2003 Planning Commission meeting to allow the applicant to submit additional information.**

\*\*20. No. 02PD070 - Owen Mann Subdivision

A request by Fisk Land Surveying and Consulting Engineers, Inc. for Thomas Costello to consider an application for a **Planned Residential Development - Initial and Final Development Plan** on Lots 5 thru 11 of Block 1 and Lots 2 thru 9 of Block 2 of Owen Mann Tract, Section 33, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 215 and 304 Kinney Avenue.

**Planning Commission approved the Planned Residential Development -**



**Initial and Final Development Plan with the following stipulations:**

**Engineering Division Recommendation:**

1. A grading permit shall be obtained prior to any construction. In addition, a Right-of-way Work Permit shall be obtained for any work within the right-of-way;

**Building Inspection Recommendation:**

2. A building permit shall be obtained prior to any construction and a certificate of occupancy shall be obtained prior to occupancy;

**Fire Department Recommendation:**

3. All Uniform Fire Codes shall be continually met;

**Urban Planning Division Recommendations:**

4. The Planned Residential Development shall allow a 51 unit townhome and/or apartment complex to be located on the subject property. Accessory structures, such as sheds, shall also be allowed. In addition, a 280 square foot office shall be allowed accessory to the residential development;
5. The residential development shall conform architecturally to the plans and elevations submitted as part of this Initial and Final Planned Residential Development;
6. The proposed sign shall conform architecturally to the plans and elevations submitted as part of this Initial and Final Planned Residential Development. Any additional signage, in compliance with the Sign Code, shall require the review and approval of a Minimal Amendment;
7. A minimum of 103,812 landscaping points shall be provided;
8. Prior to issuance of a building permit, the parking plan shall be revised to show a minimum of 77 parking spaces. Four of the spaces shall be handicap accessible with one of the handicap spaces being "van" accessible;
9. The front yard setback to Building B shall be reduced from 25 feet to 21.7 feet, Building D shall be reduced from 25 feet to 22.3 feet; and, Building E shall be reduced from 25 feet to 22.5 feet;
10. All provisions of the Medium Density Residential Development shall be met unless otherwise specifically authorized as a stipulation of this Planned Residential Development or a subsequent Major Amendment.

***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 Planning Department by close of business on the seventh full calendar day following action by the Planning Commission.***

21. **No. 02PL006 - Springbrook Acres Addition**

A request by Fisk Land Surveying & Consulting Engineers for Larry Lewis and Kenneth Kirkeby to consider an application for a **Preliminary and Final Plat** on Parcel A of Tract SB of Springbrook Acres Addition and Lot 19R3 of Fairway Hills PRD located in the SW1/4 NE1/4, NW1/4 SE1/4, and SE1/4 NW1/4 of

Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, legally described as Lot 19R2 of Fairway Hills PRD and a portion of Tract SB of Springbrook Acres located in the SW1/4 NE1/4, NW1/4 SE1/4, and SE1/4 NW1/4 of Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located east of Fairway Hills and Sandstone Ridge Subdivision.

**Planning Commission recommended that the Preliminary and Final Plat be denied without prejudice at the applicant's request.**

22. No. 02SV006 - Springbrook Acres Addition and Fairway Hills Planned Residential Development

A request by Fisk Land Surveying & Consulting Engineers for Larry Lewis and Kenneth Kirkeby to consider an application for a **Variance to the Subdivision Regulations to allow sidewalks on one side of the street** on Lot 19R2 of Fairway Hills PRD and a portion of Tract SB of Springbrook Acres located in the SW1/4 NE1/4, NW1/4 SE1/4, and SE1/4 NW1/4 of Section 15, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located east of Fairway Hills and Sandstone Ridge Subdivision.

**Planning Commission recommended that the Variance to the Subdivision Regulations to allow sidewalks on one side of the street be denied without prejudice at the applicant's request.**

\*\*24. No. 02UR031 - Wesleyan Christian Center

A request by Lyle Henriksen for Wesleyan Health Care Center to consider an application for a **Major Amendment to a Conditional Use Permit to allow a 12,000 square foot addition to a nursing home** on Tract B of Wesleyan Christian Center, Section 26, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 2000 Wesleyan Boulevard.

**Planning Commission continued the Major Amendment to a Conditional Use Permit to allow a 12,000 square foot addition to a nursing home to the January 23, 2003 Planning Commission meeting.**

---END OF HEARING CONSENT CALENDAR---

23. No. 02SV049 - Section 3, T1N, R8E

A request by Dream Design International, Inc. to consider an application for a **Variance to the Subdivision Regulations to waive the requirements to install curb, gutter, sidewalks and water on Elk Vale Road** on a portion of the SW1/4 NW1/4 and the S1/2 of Government Lot 4, Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located east of the intersection of Homestead Street and Elk Vale Road.

Elkins indicated that this application is a companion item to the plat request that the applicant has asked to be continued to the January 23, 2003 Planning Commission meeting.

**Hoffmann moved, Mashek seconded and unanimously carried to recommend that the Variance to the Subdivision Regulations to waive the requirement to install curb, gutter and sidewalk and that the Variance to the Subdivision Regulations to waive the requirement to install water be continued to the January 23, 2003 Planning Commission meeting at the applicant's request. (10 to 0)**

**---BEGINNING OF REGULAR AGENDA ITEMS---**

25. No. 02OA018 - Ordinance Amendment

A request by the City of Rapid City to consider an **Ordinance Amendment** to consider amendments to Section 2.60.160 to provide procedures for the amendment of the Comprehensive Plan and associated fees.

Elkins requested that the Ordinance Amendment application be continued to January 23, 2003 Planning Commission meeting.

**Hofmann moved, Swedlund seconded and unanimously carried to recommend that the Ordinance Amendment be continued to the January 23, 2003 Planning Commission meeting. (10 to 0)**

Kurtenbach requested that Items 26 and 27 be considered concurrently.

26. No. 02PL102 - Sunset Heights Subdivision

A request by Doug Sperlich for Jeff Stone to consider an application for a **Final Plat** on Lots 1, 2 and 3 of Block 1 of Sunset Heights Subdivision, located in the SW1/4 of the SE1/4 of Section 10, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, legally described as a portion of the SW1/4 of the SE1/4 of Section 10, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the current terminus of Broadmoor Drive.

27. No. 02VR005 - Sunset Heights Subdivision

A request by Doug Sperlich for Jeff Stone to consider an application for a **Vacation of Right-of-Way** on Lots 1, 2 and 3 of Block 1 of Sunset Heights Subdivision, located in the SW1/4 of the SE1/4 of Section 10, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, legally described as a portion of the SW1/4 of the SE1/4 of Section 10, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the current terminus of Broadmoor Drive.

Kurtenbach advised that these items appear on the regular portion of the agenda to allow Commissioner Stone to abstain from voting.

**Stone advised that he would abstain from voting on Items 26 and 27.**

**Hoffmann moved, Wall seconded and carried unanimously to recommend that the Final Plat be continued to the January 23, 2003 Planning Commission meeting to allow the applicant time to acquire the needed**

**signature(s) on the vacation of section line highway petition; and to recommend that the vacation of section line highway be continued to the January 23, 2003 Planning Commission meeting to allow the applicant additional time to acquire the needed signature(s). (9 to 0 with Stone abstaining)**

28. No. 02PL129 - MJK Subdivision

A request by Dream Design International, Inc. to consider an application for a **Layout Plat** on Lots B1, B2 and B3, MJK Subdivision, located in the NW1/4 of the SE1/4 of Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, legally described as the balance of Parcel B MJK Subdivision less the Meadows Subdivision and less right-of-way, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located along Preakness Street between Field View Drive and the Truck Bypass.

Fisher stated that staff recommends that the Layout Plat be continued to the February 6, 2003 Planning Commission meeting to allow revisions to the Plat document and to allow the submission of additional information. She reviewed the slides and briefly reviewed the staff report.

**Swedlund moved and Wall seconded to recommend that the Layout Plat be continued to the February 6, 2003 Planning Commission meeting to allow the applicant to revise the plat document and to submit additional information.**

Mickelson advised that she had visited the site. She expressed concern that drainage from the subject property could have potential adverse effects on neighboring properties. She requested that staff carefully review the drainage issues associated with this development. Elkins indicated that interim detention facilities may be necessary until the overall drainage basin plan improvements are in place.

Discussion followed concerning existing zoning adjacent to the subject property and the zoning designations identified in the Comprehensive Plan.

Hoffmann requested clarification concerning the status of the drainage basin plan for this area. Nelson explained that the basin plan for this area is approximately 95% complete. He indicated that an official report is anticipated at the end of this month or in early February noting that major drainage issues have already been identified in preliminary information.

**The motion to recommend that the Layout Plat be continued to the February 6, 2003 Planning Commission meeting to allow the applicant to revise the plat document and to submit additional information carried unanimously. (10 to 0)**

29. Discussion Items

None.

30. Staff Items

Elkins requested that the Planning Commission schedule a date for the next training session. She noted that the preliminary topics for discussion would be Certificates of Occupancy and an overview of the East Anamosa-Airport Area Annexation. Mickelson added that it would be helpful if staff would provide an overview and/or map showing the current areas served by City water and sewer.

Wevik tentatively scheduled the training session for Tuesday, January 28, 2003 from 11:30 a.m. to 1:00 p.m. He added that there would be an open invitation for City Council members to attend the training session.

31. Planning Commission Items

Mickelson noted that she had watched the recent County Board Meeting concerning the East Anamosa-Airport Annexation hearing. She commended Elkins for her handling of the issues noting that she learned a great deal concerning the proposed annexation.

**Swedlund moved, Wall seconded and unanimously carried to adjourn the meeting at 7:29 a.m. (10 to 0 with Fast Wolf, Hoffmann, Mashek, Mickelson, Prairie Chicken, Schmidt, Stone, Swedlund, Wall and Wevik voting yes and none voting no)**