

MINUTES OF THE
RAPID CITY CONTINUE PLANNING COMMISSION MEETING
September 25, 2007

MEMBERS PRESENT: Andy Scull, John Brewer, Frank Etter, Mike Derby, Steve Rolinger, Barb Collins, Karen Waltman, Mike LeMay, Julie Gregg

OTHERS PRESENT: Marcia Elkins, Bob Dominicak, Travis Tegethoff, Mary Bosworth, Mel Dreyer, Neil Eichstadt, Curt Huus

Brewer called the meeting to order at 6:00 pm east of the intersection of Minnesota Street and Campbell Street. It was noted that a quorum of the Planning Commission was present.

42. No. 07PL107 - South Yard Subdivision

A request by FourFront Design, Inc. for Moyle Petroleum Company to consider an application for a **Preliminary Plat** on Lots 1 and 2 of South Yard Subdivision, Section 17, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, legally described as the unplatted portion of the NW1/4 SW1/4, less Lot H5 (formerly lots 8 thru 10 of Swander's Addition), Section 17, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located southeast of the intersection of South Dakota Highway 79 and Minnesota Street.

43. No. 07SV048 - South Yard Subdivision

A request by FourFront Design, Inc. for Moyle Petroleum Company to consider an application for a **Variance to the Subdivision Regulations to waive the requirement to install curb, gutter, water, sewer, street light conduit and sidewalk on the rearage road and a variance to the Subdivision Regulations to waive the requirement to install curb, gutter, water, sewer, street light conduit and sidewalk on Minnesota Street as per Chapter 16.16 of the Rapid City Municipal Code** on Lots 1 and 2 of South Yard Subdivision, Section 17, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, legally described as the unplatted portion of the NW1/4 SW1/4, less Lot H5 (formerly lots 8 thru 10 of Swander's Addition), Section 17, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located southeast of the intersection of South Dakota Highway 79 and Minnesota Street.

Brewer indicated that the group would proceed with the tour of the proposed South Yard Subdivision.

Curt Huus, FourFront Engineering identified the location of the existing parcel and the location of the extension of Minnesota Street to the east. He pointed out the drainage area and the area of the property located within the 100 year floodplain noting that the property is located in the Robbinsdale Drainage Basin. He pointed to the location of the sanitary sewer in the frontage road and identified the extension of the sanitary sewer line along Minnesota Street east under the railroad bridge east of where the Commission was standing. Huus pointed to the area of the rearage road and Minnesota Street where there was no water line currently installed.

In response to a question, Huus identified the portion of Minnesota Street that the applicant was asking for a variance so they would not be required to build the roadway.

In response to a question from Brewer, Huus identified the boundary of the property as being the location of a chain link fence east and south of where the Planning Commission was standing.

In response to a question from Derby, Huus noted the location of the 100 year floodplain. A brief discussion followed.

In response to a question from Brewer, Huus explained the rearage road is located in an H-lot.

In response to a question regarding the cat tails on the property, Huus indicated that there are no identified wetlands on the property.

Discussion followed briefly on the scope of the meeting.

Motion by LeMay and second by Collins to continue the public hearings to the October 4, 2007 Planning Commission for action. The motion carried unanimously.

Motion by LeMay and second by Rolinger to adjourn the meeting. The motion carried unanimously. Brewer adjourned the meeting at 6:47 pm.