MEMBERS PRESENT: Erik Braun, Karen Bulman, Racheal Caesar, Mike Golliher, John Herr, Galen Hoogestraat, Curt Huus, Eric Ottenbacher, Mike Quasney, Justin Vangraefschepe and Vince Vidal. John Salamun, Council Liaison was also present.

MEMBERS ABSENT: None

STAFF PRESENT: Ken Young, Vicki Fisher, Fletcher Lacock, John Green, Patsy Horton, Tim Behlings, Todd Peckosh, Ted Johnson, Wade Nyberg and Andrea Wolff.

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

1. Approval of October 25, 2018 Zoning Board of Adjustment Meeting Minutes.
   Caesar moved, Bulman seconded and the Zoning Board of Adjustment unanimously carried to approve the October 25, 2018 Zoning Board of Adjustment Meeting Minutes.

2. No. 18VA012 - Section 14, T1N, R7E
   A request by George Twitero and Sharilyn West-Twitero to consider an application for a Variance to allow an 8.5 acre parcel in the General Agricultural District in lieu of 20 acres for Lot 2 of Lot C of the SW1/4 of Section 14, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 4480 Mount Rushmore Road.
   Green presented the application and reviewed the associated slides. Green stated that there is an associated Rezoning request (18RZ029) that will be heard by the Planning Commission today as a part of the Planning Commission meeting. Green explained that the property had been annexed into the City as the caretakers unit for the adjacent campground but has since been utilized as a single-family home. Green stated that the property owners recently learned that the single family use is not a permitted use in the General Commercial District zoning and rezoning options were limited as the City’s Future Land Use for the property shows it as a Mixed Use Commercial and a residential use does not fit into that category. Green explained that after reviewing options, the applicant submitted a rezoning request to change the Zoning designation of the property from General Commercial District to General Agricultural District, which allows residential use, and to request a Variance to reduce the lot size requirement for a residence in the General Agriculture District from 20 acres to 8.5 acres. Green noted that staff recommends that the Variance to allow an 8.5 acre parcel in the General Agricultural District in lieu of 20 acres be approved in conjunction with the rezoning request based on the criteria that it is the minimal adjustment necessary.
   Sharilyn West-Twitero, 4480 Mt. Rushmore Road, property owner, identified the
difficulties the zoning restrictions have created in trying to appraise and sell the property and hopes for approval of the requests.

Hoogestraat moved, Bulman seconded and the Zoning Board of Adjustment approved the Variance request to allow an 8.5 acre parcel in the General Agricultural District in lieu of 20 acres be approved in conjunction with the associated rezoning application (18RZ029), based on Criteria #4 that the use is in harmony with the general purposes and intent of the ordinance and would not be injurious to the neighborhood.

3 Discussion Items
   None

4. Staff Items
   None

5. Zoning Board of Adjustment Items
   None

There being no further business, Caesar moved, Quasney seconded and unanimously carried to adjourn the meeting at 7:10 a.m. (9 to 0 with Braun, Bulman, Caesar, Golliher, Herr, Hoogestraat, Huus, Quasney and Vangraefschepes voting yes and none voting no)