

**From:** John Marker [[mailto:luv\\_the\\_huskers@yahoo.com](mailto:luv_the_huskers@yahoo.com)]  
**Sent:** Monday, March 04, 2019 5:37 PM  
**To:** cpweb  
**Subject:** Proposed rezoning

Dear Sirs,

I received yet another notification that the park forest district next to South Middle School is once again going before the city council to be rezoned low density residential. I am distinctly against this rezoning. Putting houses on that section of land seems obtrusive to both current land owners and the flora and fauna that call that small park home.

I have spoken with my neighbors and not a single person is in favor of this rezoning effort. It seems to be a simple land grab for one person's profit. I respectfully ask that you deny the zoning petition again as I do believe it was denied once already. The people of this neighborhood have spoken and we DO NOT WANT THE REZONE.

Thank you for your time,  
John & Kelly Marker  
25 Oakland Street  
Rapid City, SD

March 5-2019

Rapid City Dept of Community Development

Rezoning Request - KTM Design Solutions Inc.

I am against rezoning of this area because of the increased traffic it will generate.

With street side parking allowed here in this area there is often times single lane travel only.

This is very dangerous driving, especially in the winter time.

Change the laws to prohibit street side parking and I will change my mind about rezoning.

Victor Oma

RECEIVED

MAR 05 2019

RAPID CITY DEPARTMENT OF  
COMMUNITY DEVELOPMENT

From: Jason Ferguson [<mailto:custernews@gwtc.net>]  
Sent: Tuesday, March 05, 2019 3:12 PM  
To: cpweb  
Cc: [caylah.cakes@yahoo.com](mailto:caylah.cakes@yahoo.com)  
Subject: Proposed rezoning

To whom it may concern,

My name is Jason Ferguson, and my girlfriend, Caylah Meek, and I, are the owners of the home/property at 2409 Maple Ave. We live directly east of the proposed the land that is being proposed to to be changed in the comprehensive plan from Forest Conservation to Low Density. This is I believe item No. 9 on your agenda Thursday evening. Having read over the proposal and looked at the map, we would like to state that we are very much against amendment of the future land use for a variety of reasons. Part of the appeal of the property we purchased was that there are no neighbors at the rear of our yard. This development would undoubtedly spoil that aspect of our quality of life, not to mention the likely years of construction we would have to endure if some sort of neighborhood was constructed back there. I can't help but feel it could negatively effect our property values. In addition, I can't see how this should be allowed to pass with some many unanswered questions regarding soil stability, infrastructure or lack thereof, and just general feasibility of the project. The land is essentially a giant hillside—how and if it could be developed is something that needs seriously considered before any plan changes are made. Having a few areas around town that aren't developed is not a bad thing. We are getting less and less of those all of the time. For these reasons, as well as the reasons the planning department states in its report on the issue, we urge you to deny this amendment. Thank you.

Jason Ferguson

Jason Ferguson  
General Manager, Southern Hills Publishing [custernews@gwtc.net](mailto:custernews@gwtc.net)  
673-2217

March 4, 2019

Department of Community Development  
Rapid City Planning Commission  
300 Sixth Street  
Rapid City, SD, 57701

Dear Rapid City Planning Commission,

I am writing regarding the Comprehensive Plan Amendment pertaining to file number 19CA001, a request by KTM Design Solutions, Inc for Maguire Services, LLC. My wife and I live on the property adjacent to the area which KTM Design Solutions, Inc is requesting to be rezoned. I fear most people in our neighbor, as well as those around the affected area, do not understand the long-term plans that will go forward if the Planning Commission approves the rezoning request.

We have some serious concerns about the potential damage to our home and neighborhood if the rezoning is approved and the development of the property goes forward. We have been reassured with the advanced technology, research, and materials used for this proposed development they would limit the damage done to the surrounding area. That might be true for the new homes they are wanting to build but I doubt the same can be said for the older homes in these neighborhoods. Most of the homes in the area were built in the 1950s and 1960s, at which time we didn't have the technology, research, or building materials as they have now which could reduce the impact of building on a foundation of shale.

Anyone who lives on a shale foundation knows that too little or too much rain can cause our houses to shift, doors to become misaligned, and new cracks to appear on surfaces through the house. It is hard to believe the structural integrity of the homes and building in this area won't be compromised as they drill into the side of the hill, run trucks up and down the hill for months on end, and remove large areas which serve as a foundation for many homes.

My wife and I have three young children and do not have the money to repair minor or major damages to our home if the development proceeds. We are asking the Planning Commission to deny the rezoning request unless each home owner and building owner in the area can be ensured that no damage will be done to our homes. If the Planning Commission decides to approve the request, we ask for something in place that if damage is caused in the homes, the development ceases, and the developers pay to repair the damage that has resulted.

In closing, we ask the Planning Commission not to risk the homes of the families and church family in this area without a guarantee that there will be no negative impacts or repercussions. No one deserves to have their home or church put at risk in exchange for a false sense of security worded as "might not", "should not" or "likely won't" cause damage to the surrounding areas.

Sincerely,

Aaron and Hollie Kaufman  
2514 Grandview Drive  
Rapid City, SD 57701  
605-877-5899

19RZ005 &  
19CA001

**From:** John Cersosimo [<mailto:johnc@innovsys.com>]  
**Sent:** Wednesday, March 06, 2019 12:40 PM  
**To:** cpweb  
**Cc:** Nordstrom Ritchie  
**Subject:** Rezoning of Robbinsdale Terrace #2

I am owner of property on 3 Indiana St. in Robbinsdale Terrace #2, and I am not in favor of the rezoning of this area. My brother and I are not if favor of changing this parcel of land so that building constructions can take place.

Thank you.

John Cersosimo - 127  
Innovative Systems, LLC  
[APMAX Bomgar Link](#)  
HQ 6059956120  
Direct 6059907127

**From:** Conniff, Andrew T. [<mailto:Andrew.Conniff@sdsmt.edu>]  
**Sent:** Thursday, March 07, 2019 12:52 PM  
**To:** cpweb  
**Subject:** Rezoning Request

I am reaching out to provide comment on the Rezoning Request put forward by KTM Design Solutions, Inc for Maguire Services, LLC. Their request is to rezone an area southeast of the intersection of Oak Avenue and Indiana Street from a Park Forest to Low Density Residential.

I live with my family on the corner of Oakland Street and Michigan Avenue. We have a seven year old, five year old, and a son due in late April. Every day kids walk by our house on their way to school. Our two oldest are just a few years away from doing the same. When the weather is nice we are often in the front yard playing, riding bikes or scooters in the street, or walking to the play basketball or in the park at South Middle School. During the winter months we see other families sledding on the hill that is proposed for rezoning.

My point is that this community is family friendly, as it is. Additional houses would overcrowd the neighborhood and take away opportunities for the youth to enjoy the outdoor leisure activities they do now. Sledding in the neighborhood would no longer be an option. Riding bikes on our quiet streets would no longer be as safe. Between South Park Elementary, Robbinsdale Elementary, South Middle School, and the Rapid City Children's Center there are a huge number of kids put right into our neighborhood. I would hate to see the area become congested and for the dangers of increased traffic to result in a tragic accident.

Regards,

Andrew Conniff



19RZ005 &  
19CA001

**From:** [mike123@vastbb.net](mailto:mike123@vastbb.net) <[mike123@vastbb.net](mailto:mike123@vastbb.net)>  
**Sent:** Tuesday, March 19, 2019 9:19 AM  
**To:** Brennan Kelly <[Kelly.Brennan@rcgov.org](mailto:Kelly.Brennan@rcgov.org)>  
**Subject:** parcel rezoning 19RZ005

Hi

I spoke to you last week about the rezoning of this parcel. It is my understanding that the planning commission has recommended disapproval, which is the right thing to do. My house already has shifting problems and development on the hill can possibly make matters worse. This request has been brought to a vote several times now and it is not in the best interest of the home owners in the area to pass it.

I have had my assessed valuation lowered by a significant amount by the county due to the shifting problems at my house. Please urge the city council to disapprove the zoning request. I invite anyone from the planning commission and or the city council to come to my house to see the shifting problems.

thanks

Michael Huss

2521 Grandview Dr.

phone 605 718 5763