

**DRAFT**

MINUTES OF THE  
RAPID CITY ZONING BOARD OF ADJUSTMENT  
September 26, 2019

MEMBERS PRESENT: Kelly Arguello, Erik Braun, Karen Bulman, Racheal Caesar, Mike Gollither, Eirik Heikes, John Herr and Vince Vidal, John Roberts, Council Liaison was also present.

MEMBERS ABSENT: Galen Hoogestraat, Eric Ottenbacher and Mike Quasney

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

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

1. Approval of the September 5, 2019 Zoning Board of Adjustment Meeting Minutes.

**Caesar moved, Vidal seconded and the Zoning Board of Adjustment approved the September 5, 2019 Zoning Board of Adjustment Meeting Minutes.**

2. No. 19VA011 - 2020 W. Omaha Street

A request by Stacy Bartlett for South Dakota Department of Transportation to consider an application for a **Variance to reduce the required parking from 13 spaces to 4 spaces for a commercial building** for Lot RU-104 of U-R No.1 Addition, located in Section 34, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located in U-R No.1 Addition.

Green presented the application and reviewed the associated slides identifying that the South Dakota Department of Transportation has an improvement project on West Omaha Street and Mountain View Road which will widen West Omaha Street. In order to enable this improvement project, the South Dakota Department of Transportation will be acquiring additional right-of-way part of in the subject property's parking lot and the request for reduction of parking is to accommodate this project. South Dakota Department of Transportation is working with Rapid City Parks and Recreation Department to create paved parking to the east as well as additional parking to the west of the existing building. This will be secured through a parking agreement to ensure parking for the attorney's office and there is no anticipation of a shortage of parking. Staff recommends approval of the Variance based on the Criteria that there is special circumstances and that it is in harmony with the intent of the Ordinance.

In response to question from Vidal regarding the loss of green space, Fisher stated that Jeff Biegler of the Parks Department was instrumental in arranging this parking and that it will be open to public as well as the office.

In response to questions from Heikes that considering the nature of the area and its access to the park for biking and hiking, would there be bike parking available in the parking lot, Fisher stated that it was considered and can be worked into

future development but is not part of the current plan.

**Vidal moved, Bulman seconded and the Zoning Board of Adjustment approved the Variance request to reduce required off-street parking from 13 spaces to 4 spaces for a commercial building based on the Criteria Special Circumstances and that it is in Harmony with the Intent of the Ordinance. (8 to 0 with Arguello, Braun, Bulman, Caesar, Gollither, Heikes, Herr and Vidal voting yes and none voting no)**

3. No. 19VA012 - 412 Oshkosh Street

A request by Andrea Schaefer to consider an application for a **Variance to allow 600 square feet of signage in lieu of maximum allowed 100 square feet of signage** for Tract A of Landstroms Subdivision, located in Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located in Landstroms Subdivision.

Lacock presented the application and reviewed the associated slides. Lacock reviewed the calculation used to define allowable signage for a building, explaining the properties frontage to a public street times 2 equals the square feet of signage a property is allowed. Lacock pointed out that this property does not abut street frontage as the railroad right-of-way is between it and West Main Street. Lacock stated that without this railroad right-of-way, the signage allotment would be more than the signage being requested. Lacock stated that staff recommends that the Variance to allow 600 square feet of signage in lieu of the maximum allowed 100 square feet of signage be approved based on the Criteria that the special circumstances is the small street frontage due to the railroad right-of-way.

**Vidal moved, Gollither seconded and the Zoning Board of Adjustment approved the Variance to allow 600 square feet of signage in lieu of the maximum allowed 100 square feet of signage, based on the Criteria Special Circumstances of the small street abutment due to the railroad right-of-way. (8 to 0 with Arguello, Braun, Bulman, Caesar, Gollither, Heikes, Herr and Vidal voting yes and none voting no)**

4. Discussion Items

None

5. Staff Items

None

6. Zoning Board of Adjustment Items

None

**There being no further business, Caesar moved, Gollither seconded and unanimously carried to adjourn the meeting at 7:13a.m. (8 to 0 with Arguello, Braun, Bulman, Caesar, Gollither, Heikes, Herr and Vidal voting yes and none voting no)**