

MINUTES OF THE
RAPID CITY ZONING BOARD OF ADJUSTMENT
June 4, 2020

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

MEMBERS ABSENT: Galen Hoogestraat

STAFF PRESENT: Vicki Fisher, Fletcher Lacock, John Green Sarah Hanzel, Tim Behlings, Ted Johnson, Wade Nyberg and Andrea Wolff.

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

1. Approval of the May 7, 2020 Zoning Board of Adjustment Meeting Minutes.

Caesar moved, Bulman seconded and the Zoning Board of Adjustment approved the May 7, 2020 Zoning Board of Adjustment. (9 to 0 with Arguello, Braun, Bulman, Caesar, Gollhofer, Herr, Ottenbacher, Quasney and Vidal voting yes and none voting no)

2. No. 20VA004 - Airport Addition

A request by KLJ for Nick Tilsen of NDN Collective to consider an application for a **Variance request to reduce the required setback from 25 feet to 6.57 feet for a side yard abutting a street** for Block 7 less west 17.57 feet and less right-of-way, Airport Addition, located in Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 408 Knollwood Drive.

Green present the application and reviewed the associated slides stating that the applicant, NDN Collective, a Native-American focused non-profit group, is expanding the existing building. The expansion will include additional office and workshop space with a 3-bedroom apartment area on the second floor that is anticipated to function as overnight lodging for employees. Green stated that the side yard setbacks abutting a street require a 25 foot setback. However, Green stated that Interstate 90, which lays to the north of the property, does not function as a street being that it is an interstate corridor with 700 feet of right-of-way. The requested Variance would allow the addition to be built to the north of the building without causing any concerns as there is over 200 feet of right-of-way to the Interstate 90 on-ramp. Green further noted that the difference in elevation would minimize the impact of the addition to the ramp traffic. Green stated that staff believes granting the Variance will not be injurious to the neighborhood and recommends approval of the **Variance request to reduce the required setback from 25 feet to 6.57 feet for a side yard abutting a street.**

In response to a question from Ottenbacher about the use the apartment unit, Green stated that it is anticipated that it would be used occasionally for employees staying overnight rather than traveling which is an allowable use.

Fisher reviewed the language addressing caretakers units noting that as this use is on the second floor it is a legal use and no additional authorization is needed.

Heikes moved and Bulman seconded to approve the Variance request to reduce the required setback from 25 feet to 6.57 feet for a side yard abutting a street.

Fisher clarified that as there are nine voting Planning Commissioners present, subsequently, Heikes cannot make a motion as he is acting as an alternate. She stated that he could participate in discussion, but that he could not, as an alternate, make a motion or vote on a motion.

Heikes recalled his motion.

Vidal moved, Caesar seconded and the Zoning Board of Adjustment approval of the Variance request to reduce the required setback from 25 feet to 6.57 feet for a side yard abutting a street based on Criteria # 4 that it is not injurious to the neighborhood. (9 to 0 with Arguello, Braun, Bulman, Caesar, Gollither, Herr, Ottenbacher, Quasney and Vidal voting yes and none voting no)

3. Discussion Items
None
4. Staff Items
None
5. Zoning Board of Adjustment Items
None

There being no further business Braun adjourned the meeting at 7:11 a.m.