

MINUTES OF THE
RAPID CITY PLANNING COMMISSION
November 5, 2020

MEMBERS PRESENT: Kelly Arguello, Erik Braun, Karen Bulman, Racheal Caesar, Mike Gollhofer, Eric Ottenbacher, Mike Quasney, Haven Stuck and Vince Vidal.

MEMBERS ABSENT: Eirik Heikes, John Herr., Bill Evans, Council Liaison was also absent.

STAFF PRESENT: Vicki Fisher, Fletcher Lacock, Marty Gillies, Ted Johnson, Todd Peckosh, Wade Nyberg and Andrea Wolff.

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

Braun reviewed the Consent Agenda and asked if any member of the Planning Commission, staff or audience would like any item removed from the Consent Agenda for individual consideration.

Motion by Caesar seconded by Bulman and unanimously carried to recommend approval of the Consent Agenda Items 1 thru 3 in accordance with the staff recommendations. 9 to 0 with Arguello, Braun, Bulman, Caesar, Gollhofer, Ottenbacher, Quasney, Stuck and Vidal voting yes and none voting no)

---CONSENT CALENDAR---

1. Approval of the October 22, 2020 Planning Commission Meeting Minutes.
- *2. No. 20PD030 - Buffalo Crossing West
A request by Fisk Land Surveying & Consulting Engineers, Inc for Purdy Properties LLC to consider an application for a **Revocation of a Planned Development Designation** for Lot A of Buffalo Crossing West located in Section 27, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located 2260 Promise Road.

The Rapid City Planning Commission's action on this item is final unless any party appeals that decision to the Rapid City Council. All appeals must be submitted in writing to the Department of Community Development by close of business on the seventh full calendar day following action by the Planning Commission.
3. No. 20RZ036 - McMahon Industrial Park No. 2
A request by Longbranch Civil Engineering, Inc for James and Jami Carpenter to consider an application for a **Rezoning request from Neighborhood Commercial District to Medium Density Residential District** for Lot A of Tract A of Block 3 less Lot H2 of McMahon Industrial Park No. 2, located in the NE1/4 of Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located southeast of the intersection of Country Road and Haines Avenue.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

*4. No. 20UR021 - Mann Subdivision No. 2

A request by Robert Heckel to consider an application for a **Conditional Use Permit to allow an on-sale liquor establishment** for Lot 3 of Mann Subdivision No.2, located in Section 33, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located 3468 Sturgis Road.

Lacock presented the application and reviewed the associated slides. Lacock said that the applicant is looking to open a neighborhood bar in the existing two-story building with the first floor being utilized as bar space and the second story being storage. Lacock noted that the parking is currently sufficient for the proposed bar size; however, should the size of the bar be increased or the storage use of the second floor be modified, the applicant would be required to obtain a Major Amendment for any proposed expansion. Lacock noted that there is a church within 500 feet of the use; however, it is noted that West Rapid Street creates a separation buffer, the structures use separate accesses and the hours of operation do not coincide. Lacock said that staff recommends approval the Conditional Use Permit to allow an on-sale liquor establishment with stipulations.

In response to a question from Arguello if there would be an outdoor area, the applicant, Rob Heckel, stated there they do not plan to have an outdoor area initially, but that they might want to consider it in the future. Lacock clarified that if the expansion for an outside patio is proposed a Major Amendment to the Conditional Use Permit would be required.

Caesar moved, Golliher seconded and the Planning Commission approved the Conditional Use Permit with the following stipulation(s):

- 1. Upon submittal of a Building Permit, a revised landscape plan shall be submitted showing a minimum of 14,867 landscape points;**
- 2. Upon submittal of a Building Permit, the site plan shall be revised to show the location of the existing sidewalk;**
- 3. No Light Emitting Diode (LED) message centers are being approved as a part of this request. The inclusion or addition of any LED message centers shall require a Major Amendment to the Conditional Use Permit. All signage shall meet the requirements of the Rapid City Sign Code. A sign permit shall be obtained for each sign;**
- 4. The proposed on-sale liquor establishment shall operate in compliance with the submitted operations plan and all approved plans. Changes in the operator of this facility shall require a Major Amendment to the Conditional Use Permit; and,**
- 5. The Conditional Use Permit shall allow an on-sale liquor establishment on the first floor and storage on the second floor. Any expansion of the on-sale liquor use shall require a Major Amendment to the Conditional Use Permit. Permitted uses within the General Commercial District in compliance with the Parking Ordinance shall be allowed with a Building Permit. Any conditional use shall require the review and approval of a Major Amendment to the Conditional Use Permit.**

The Rapid City Planning Commission's action on this item is final unless any party appeals that decision to the Rapid City Council. All appeals must be submitted in writing to the Department of Community Development by close of business on the seventh full calendar day following action by the Planning Commission.

5. Discussion Items

Fisher reminded the Planning Commission that the next Planning Commission Meeting will be on Wednesday, November 25 due to the Thanksgiving holiday. The meeting notice will clearly address this special instance.

Braun asked how the City plans to prepare for the regulation of marijuana. Fisher stated that they are looking into how this will be addressed, but that the structure of the regulations will be directed by the State Legislature.

6. Staff Items

None

7. Planning Commission Items

None

There being no further business, Bulman moved, Caesar seconded and unanimously carried to adjourn the meeting at 7:14 a.m. (9 to 0 with Arguello, Braun, Bulman, Caesar, Golliver, Ottenbacher, Quasney Stuck and Vidal voting yes and none voting no)