

**From:** Eric Klooz <[erick@abbotthousesd.com](mailto:erick@abbotthousesd.com)>

**Sent:** Tuesday, February 16, 2021 12:47 PM

**To:** Allender Steve <[Steve.Allender@rcgov.org](mailto:Steve.Allender@rcgov.org)>; Fisher Vicki <[Vicki.Fisher@rcgov.org](mailto:Vicki.Fisher@rcgov.org)>; Drew Darla <[Darla.Drew@rcgov.org](mailto:Darla.Drew@rcgov.org)>; Roberts John <[John.Roberts@rcgov.org](mailto:John.Roberts@rcgov.org)>; Armstrong Laura <[Laura.Armstrong@rcgov.org](mailto:Laura.Armstrong@rcgov.org)>; Nordstrom Ritchie <[Ritchie.Nordstrom@rcgov.org](mailto:Ritchie.Nordstrom@rcgov.org)>; Salamun Jason <[Jason.Salamun@rcgov.org](mailto:Jason.Salamun@rcgov.org)>; Jones Pat <[Pat.Jones@rcgov.org](mailto:Pat.Jones@rcgov.org)>; Weifenbach Ron <[Ron@rcgov.org](mailto:Ron@rcgov.org)>; Evans Bill <[Bill.Evans@rcgov.org](mailto:Bill.Evans@rcgov.org)>; Lehmann Lance <[Lance.Lehmann@rcgov.org](mailto:Lance.Lehmann@rcgov.org)>; Strommen Greg <[Greg.Strommen@rcgov.org](mailto:Greg.Strommen@rcgov.org)>

**Subject:** Re-Zoning

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Hello all,

I have become aware of a rezoning plan in the development area where we recently built a home. 2003 Provider BLVD. I won't be able to attend proceedings for the request and wanted to submit my comments by email.

I have discussed the plan with Hani Shafai and I feel that the changes will really have no negative impact on our area. I have greatly enjoyed working with Dream Design International and I really feel that any opposition to the changes is likely due to not understanding the rationales and how it will actually effect the neighborhood. I wanted to just submit an email in support of the changes and hope that it meets with your approval.

Eric Klooz

**From:** [Jason Schmit](#)  
**To:** [cpweb](#)  
**Subject:** Johnson ranch rezoning  
**Date:** Wednesday, January 20, 2021 7:08:38 PM

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Hello,

My name is Jason Schmit I live at 2333 S Valley Drive just to the south of this proposed rezoning to allow for a apartment complex. I plead with the commission to deny this request. We have more than enough issue on S Valley Drive with the road conditions, traffic enforcement and the list keeps going. This road and area can hardly support the current traffic and problems and by allowing this would increase beyond what is in my opinion an already congested area.

The Johnson Ranch subdivision only has 2 entrances and exits and to put an apartment complex would add more problems to an area that is overused with the school on the corner and the subdivision itself. This area was zoned as light commercial and I respectfully request you deny this request and keep it as such.

Thank you,

Jason Schmit  
S Valley Drive  
Rapid City SD 57703  
605-641-1378 cell

**From:** [Trenton Schmit](#)  
**To:** [cpweb](#)  
**Subject:** Johnson Ranch Development Rezoning  
**Date:** Wednesday, January 20, 2021 7:28:44 PM

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My wife and I are teachers and cannot make it for the Rezoning request. I would like to say I am opposed to the Rezoning for multiple reasons. One of the reasons being there are only two entrance/exits coming through the development. With only two ways in and out, the roads won't be able to handle the traffic, there for we will be having to maintain them more often. We also just bought a house in the Johnson Ranch development. Prior to the purchase we were told that zone was going to be specifically for businesses, not apartments. I would not like my property value to decrease for the poor planning of the apartments in that area. There already brand new apartments being built, we do not need another especially in our area where it can't hand that flow of traffic.

**From:** bruce rook [<mailto:bwrook@yahoo.com>]

**Sent:** Friday, January 22, 2021 11:06 AM

**To:** Pearson Calli <[Calli.Pearson@rcgov.org](mailto:Calli.Pearson@rcgov.org)>

**Subject:** Appeal

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Good Day,

We understand the planning Commission approved the rezoning request of Dream Design for the property on South Valley Dr. and St. Patrick St. The request is for it to be rezoned Commercial from light commercial. South Valley Dr. cannot handle the existing traffic and you add 100 to 200 apartments it would be a nightmare for the current residence. We would like to file an appeal to the Mayor and full city council regarding the rezoning.

Thank You,  
Bruce Rook.