

Zoning Board of Adjustment - Agenda #1
and
City of Rapid City Planning Commission – Agenda #2
July 8, 2021 - 7:00 A.M.
City Council Meeting Room
300 Sixth Street
Rapid City, SD 57701

Zoning Board of Adjustment begins at 7:00 A.M. and is directly followed by Planning Commission. If there are no items for Zoning Board of Adjustment Planning Commission will begin at 7:00 A.M.

ADA Compliance: The City of Rapid City fully subscribes to the provisions of the Americans with Disabilities Act. If you desire to attend this public meeting and are in need of special accommodations, please notify the Rapid City Department of Community Development so that appropriate auxiliary aids and services are available.

AGENDA # 1

City of Rapid City Zoning Board of Adjustment
July 8, 2021 - 7:00 A.M.
City Council Meeting Room
300 Sixth Street
Rapid City, SD 57701

1. Approval of the June 24, 2021 Zoning Board of Adjustment Minutes
2. No. 21VA006 - Riverside Addition
A request by Moyle Petroleum Company to consider an application for a **Variance to reduce a front yard setback from 25 feet 17.4 feet and to reduce the side yard setback that abuts a street from 25 feet to 2.6 feet in order to replace an existing canopy** for property generally described as being located 1129 Omaha Street.
3. No. 21VA007 - Section 6, T1N, R8E
A request by Central States Fair, Inc. to consider an application for a **Variance to allow an 89.44 square foot LED sign in lieu of a maximum 60 square foot sign** for property generally described as being located west of Cambell Street between San Francisco Street and Centre Street.
4. Discussion Items
5. Staff Items
6. Zoning Board of Adjustment Items

ADA Compliance: The City of Rapid City fully subscribes to the provisions of the Americans with Disabilities Act. If you desire to attend this public meeting and are in need of special accommodations, please notify the Rapid City Department of Community Development so that appropriate auxiliary aids and services are available.

AGENDA # 2

City of Rapid City Planning Commission
July 8, 2021 - 7:00 A.M.
City Council Meeting Room
300 Sixth Street
Rapid City, SD 57701

SOME OF THE ITEMS ON THIS AGENDA ARE SUBJECT TO A PUBLIC HEARING OR CONSIDERATION BY THE RAPID CITY COUNCIL FOR FINAL ACTION. PLEASE CONTACT THE DEPARTMENT OF COMMUNITY DEVELOPMENT STAFF FOR INFORMATION REGARDING THE DATE ANY PARTICULAR ITEM MAY BE CONSIDERED BY THE CITY COUNCIL.

Consent Calendar

The following items have been placed on the Consent Calendar for action to be taken on all items in accordance with staff’s recommendation by a single vote. Any item may be removed from the Consent Calendar by any Planning Commissioner, staff member, or audience member, for separate consideration:

---CONSENT CALENDAR---

1. Approval of the June 24, 2021 Planning Commission Meeting Minutes.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- *2. No. 21PD022 - Stoney Creek South Subdivision
A request by Buell Consulting, Inc for Verizon Wireless to consider an application for a **Major Amendment to a Planned Development Overlay to allow a cellular communication tower** for property generally described as being located 5615 Nugget Gulch 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. 21UR009 - Big Sky Business Park
A request by Kennedy Design Group, Inc for Wyngard Pot-O-Gold Casino Inc. to consider an application for a **Conditional Use Permit to allow on-sale liquor establishment in conjunction with a casino** for property generally described as being located 840 Timmons Boulevard.

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.

*4. No. 21UR010 - Section 6, T1N, R8E

A request by Central States Fair, Inc. to consider an application for a **Major Amendment to a Conditional Use Permit to revise an existing LED sign** for property generally described as being located west of Cambell Street between San Francisco Street and Centre Street.

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

6. Staff Items

7. Planning Commission Items

DIGITAL MEDIA SUBMISSIONS FOR MEETING PRESENTATIONS

Effective May 1, 2017, digital media submissions must be provided at least 24 hours in advance of the meeting where the material will be presented. Digital media items can be submitted to the appropriate department division at least 24 hours in advance of the meeting. For Monday's Council meetings, the item should be provided no later than Friday at 5 p.m. The City reserves the right to reject any items for presentation due to digital compatibility issues or content appropriateness.