MEMBERS PRESENT: Erik Braun, Karen Bulman, Racheal Caesar, Mike Golliher, John Herr, Mike Quasney, Haven Stuck and Vince Vidal. Ron Weifenbach, Council Liaison was also present.

MEMBERS ABSENT: Kelly Arguello, Eirik Heikes, and Eric Ottenbacher,

STAFF PRESENT: Vicki Fisher, Sarah Hanzel, Kelly Brennan, Tim Behlings, Chip Premus, Todd Peckosh, Steve Frooman, Kinsley Groote, Justin Williams, Rebel VanLoh, and Andrea Wolff.

Braun called the meeting to order at 7:02 a.m.

Braun noted that due to the number of participants and the large number of items on the agenda they will be using the timing lights, explained their operation and thanked everyone for their consideration and understanding.

**29. No. 21UR032 - Red Cliff Terrace**

A request by KTM Design Solutions, Inc for Moyle Petroleum Company to consider an application for a Conditional Use Permit to allow a medical cannabis dispensary for Lot 2 of Red Cliff Terrace, located in Section 9, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 4260 Canyon Lake Drive.

Fisher stated that this item had been erroneously placed on the Non-Consent agenda and that staff recommends approval of the Conditional Use Permit to allow a medical cannabis dispensary with stipulations.

Bulman moved, Quasney seconded and the Planning Commission recommended that the Conditional Use Permit to allow a Medical Cannabis Dispensary be approved with the following stipulations:

1. Prior to issuance of a Building Permit, a medical cannabis dispensary license shall be secured from the South Dakota Department of Health;
2. Prior to issuance of a building permit, the applicant shall coordinate with the Rapid City Fire Department Fire and Life Safety Division to establish a plan with acceptable time frames to provide an approved fire sprinkler protection and associated fire alarm systems designed and installed as per NFPA 13 and NFPA 72, respectively, and shall be provided throughout the building containing the cannabis related activity. Where applicable, a covenant agreement addressing the fire protection system installation, shall be entered into prior to issuance of a certificate of occupancy;
3. The waste management plan shall be continually monitored to ensure the security of waste handling;
4. The security plan shall be continually monitored to ensure that all areas and operation of the medical cannabis dispensary are provided 24/7 surveillance and recovery of video shall be provided as needed;
5. The odor control plan shall be continually monitored to ensure that all
ventilation, odor abatement, and any other measures are taken to
prevent nuisances. The premises shall be properly ventilated and the
exhaust air filtered or treated to neutralize the odor from cannabis so
that the odor cannot be detected by a person with a normal sense of
smell at the property line of the premises or on any adjoining property.
No operable windows or exhaust vents shall be located on the building
façade that abuts a residential use or zone. Exhaust vents on rooftops
shall direct exhaust away from residential uses or zones;

6. All signage shall meet the requirements of the Rapid City Sign Code. A
sign permit shall be obtained for each sign. 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;

7. The Conditional Use Permit shall allow a medical cannabis dispensary
at the location proposed. The medical cannabis dispensary shall be
operated in compliance with the approved operational plan. Any
expansion of the medical cannabis establishment 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. (6 to 0 with Braun, Bulman, Caesar, Golliher,
Quasney and Vidal voting yes and none voting no)

_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._