

Zoning Board of Adjustment - Agenda #1
and
City of Rapid City Planning Commission – Agenda #2
February 24, 2022 - 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.

AGENDA # 1

City of Rapid City Zoning Board of Adjustment
February 24, 2022 - 7:00 A.M.
City Council Meeting Room
300 Sixth Street
Rapid City, SD 57701

1. Approval of the January 27, 2022 Zoning Board of Adjustment Minutes
2. No. 22VA001 - Nowlin and Wood Addition
A request by Steve and Dorothy Wilkison to consider an application for a **Variance to reduce the required lot coverage from 8,000 square feet to 5,850 square feet** for property generally described as being located at 211 and 211 1/2 E. Custer Street.
3. Discussion Items
4. Staff Items
5. 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
February 24, 2022 - 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 February 10, 2022 Planning Commission Meeting Minutes.
2. No. 21PL152 - Black Hills Industry Center Subdivision
A request by Dream Design International, Inc for David Lamb and Andrea Andersen Revocable Trust, E.M. Hoff Family Ranch Limited Partnership and Marvin and Kay Paschke to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 1 thru 7 of Block 1, Lots 1 thru 5 of Block 2, Lots 1 thru 8 of Block 3 of Black Hills Industrial Center Subdivision, property generally described as being located southeast of the intersection of Highway 79 and Old Folsom Road.
3. No. 22PL006 - Wesleyan Christian Center
A request by Renner Associates, LLC for Lilac Flowers LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Tract J of Wesleyan Christian Center, property generally described as being located northeast of the current terminus of Wesleyan Boulevard.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- *4. No. 22UR003 - Original Town of Rapid City
A request by Casey VanVleck to consider an application for a **Conditional Use Permit to allow on-sale liquor in conjunction with a tasting bar** for property

generally described as being located at 628 St. Joseph 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. No. 22UR004 - Big Sky Business Park

A request by Steve Wynia for Pot O Gold Casino Too to consider an application for a **Major Amendment to a Conditional Use Permit to allow an LED sign** for property generally described as being located at 840 Timmons Boulevard, Suite 1.

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.

6. Discussion Items

7. Staff Items

8. 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.