

Zoning Board of Adjustment - Agenda #1  
and  
City of Rapid City Planning Commission – Agenda #2  
June 23, 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  
June 23, 2022 - 7:00 A.M.  
City Council Meeting Room  
300 Sixth Street  
Rapid City, SD 57701

1. Approval of the June 9, 2022 Zoning Board of Adjustment Minutes
2. No. 22VA007 - South Belleview Addition  
A request by Andrea Young to consider an application for a **Variance to allow a two-story, 20.5 foot high accessory structure in lieu of the maximum height of 15 feet** for property generally described as being located at 141 Belleview Drive.
3. No. 22VA008 - Sioux Park Addition  
A request by Jory Beck to consider an application for a **Variance to allow a 6 foot high fence in lieu of a maximum 4 foot high fence in a side yard abutting a street** for property more generally described as being located at 1701 Tepee Street.
4. No. 22VA009 - Deadwood Avenue Tract  
A request by Matt Neibauer for Prairie Supply to consider an application for a **Variance to allow an 8 foot 4 inch and an 11 foot north side yard setbacks and a 22 foot south side yard setback in lieu of required 25 foot side yard setbacks** for property generally described as being located at 2801 Plant Street.
5. No. 22VA010 - Deadwood Avenue Tract  
A request by Towey Design Group, Inc for Magic Canyon Limited Partnership to consider an application for a **Variance to waive the requirement to pave a portion of the circulation, loading/unloading and parking areas and reduce rear yard setback to 9 feet in lieu of required 25 feet** for property generally described as being located at 704 Industrial Avenue.
6. Staff and Zoning Board of Adjustment Discussion 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  
June 23, 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 June 9, 2022 Planning Commission Meeting Minutes.
2. No. 22PL055 - Ladd Subdivision  
A request by Kevin Quinn to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 3R and Lot 5 of Ladd Subdivision, property generally described as being located at 6620 W. Highway 44.
3. No. 22PL059 - Sweetbriar Heights  
A request by KTM Design Solutions, Inc for Rodshop Enterprises LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 43RA and 43RB of Sweetbriar Heights, property generally described as being located at 2051 Covington Street.
- \*4. No. 22UR014 - Jackson View Addition  
A request by Puffy's LLC to consider an application for a **Conditional Use Permit to allow a Medical Cannabis Dispensary** for property generally described as being located at 1002 Jackson 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.***

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- \*5. No. 22PD028 - Rushmore Crossing  
A request by Mylash Lounge and Nails to consider an application for a **Major Amendment to a Planned Development Overlay to allow on-sale liquor in conjunction with a nail salon** for property generally described as being located at 951 Eglin Street, Unit 101.

*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. No. 22PD029 - Rushmore Mall Addition  
A request by Morgan Nolan and Wanda Miller to consider an application for a **Major Amendment to Planned Development Overlay to allow on-sale liquor in conjunction with an art store** for property generally described as being located at 2200 N. Maple Avenue, Unit 562A.

*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.*

- \*7. No. 22UR013 - Hope Court Condominiums  
A request by Canada Salter and Jeff Salter for BIN 605 LLC to consider an application for a **Major Amendmendment to a Conditional Use Permit to expand on-sale liquor in conjunction with existing restaurant** for property generally described as being located at 2001 Hope Court, 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.*

8. Staff and Planning Commission Discussion Items