MEMBERS PRESENT: Erik Braun, Karen Bulman, Mike Golliher, Eirik Heikes, Brook Kaufman, Haven Stuck and Vince Vidal. Bill Evans, Council Liaison was also present.

MEMBERS ABSENT: Kelly Arguello, John Herr, Eric Ottenbacher and Mike Quasney.


Braun called the meeting to order at 7:10 a.m.

Braun reviewed the Consent Agenda and asked if any member of the Planning Commission, staff or audience would like any item removed from the Consent Agenda for individual consideration.

Motion by Golliher seconded by Vidal and unanimously carried to recommend approval of the Consent Agenda Items 1 thru 2 in accordance with the staff recommendations. (7 to 0 with Braun, Bulman, Golliher, Heikes, Kaufman, Stuck and Vidal voting yes and none voting no)

---CONSENT CALENDAR---

1. Approval of the September 22, 2022 Planning Commission Meeting Minutes.

*2. No. 22UR021 - Spring Brook Acres
A request by Wayne L. Ripple for Springbrook Acres Home Owners Association to consider an application for a Major Amendment to a Conditional Use Permit to allow an additional garage for Lot 12 of Block 5 of Spring Brook Acres, located in Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located southeast of the intersection of Horse Creek Road and Hidden Timber Road.

Planning Commission approved the Major Amendment to the Conditional Use Permit to allow an additional garage be approved with the following stipulations:

1. Prior to issuance of a Building Permit a Variance to reduce the side yard setback from 35 feet to 10 feet shall be obtained or the site plan shall be revised to provide a minimum 35 foot setback;

2. Prior to issuance of a Building Permit a Variance shall be obtained to waive the requirement to pave the parking space or the site plan shall be revised to provide a paved parking space;

3. All outdoor lighting shall continually be reflected within the property boundaries so as to not shine onto adjoining properties and to not be a hazard to the passing motorist or constitute a nuisance of any kind; and,

4. The Conditional Use Permit shall allow a neighborhood building. Any change in use that is a permitted use in the Mobile Home Residential
District shall require the review and approval of a Building Permit. Any change in use that is a Conditional Use in the Mobile Home Residential District shall require the review and approval of a Major Amendment to the Conditional Use Permit.

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---

*3. No. 22PD045 - Fifth Street Office Plaza
A request by Oscar Vega Andrade to consider an application for a Major Amendment to a Planned Development Overlay to allow on-sale liquor in conjunction with a restaurant for Lot 3 of Block 2 of Fifth Street Office Plaza, located in Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 4831 5th Street, Suite 101.

Fisher stated that due to the applicant’s failure to meet notification requirements, the Major Amendment to a Planned Development Overlay to allow on-sale liquor in conjunction with a restaurant needs to be continued to October 27, 2022 Planning Commission Meeting.

Bulman moved and Vidal seconded and the Planning Commission continued the Major Amendment to a Planned Development to allow on-sale liquor in conjunction with a restaurant to the October 27, 2022 Planning Commission meeting to allow the public notification requirement to be met. (7 to 0 with Braun, Bulman, Golliher, Heikes, Kaufman, Stuck 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.

4. Staff and Planning Commission Discussion Items
A. Election of Officers

Fisher explained the status of Officers and asked for nominations.

Vidal nominated Braun for Chairman, Bulman seconded and the Planning Commission unanimously approved. (7 to 0 with Braun, Bulman, Golliher, Heikes, Kaufman, Stuck and Vidal voting yes and none voting
Golliher nominated Vince Vidal for Vice Chairman, Kaufman seconded and the Planning Commission unanimously approved. (7 to 0 with Braun, Bulman, Golliher, Heikes, Kaufman, Stuck and Vidal voting yes and none voting no)

Golliher nominated Bulman for Secretary, Braun seconded and the Planning Commission unanimously approved. (7 to 0 with Braun, Bulman, Golliher, Heikes, Kaufman, Stuck and Vidal voting yes and none voting no)

Fisher stated that the Planning 101 will be November 4, 2022 over lunch in the Council Chambers.

Discussion followed on triggers for Major Amendments to Conditional Use Permits.

There being no further business, Golliher moved, Vidal seconded and unanimously carried to adjourn the meeting at 7:20 a.m. (7 to 0 with Braun, Bulman, Golliher, Heikes, Kaufman, Stuck and Vidal voting yes and none voting no)