MEMBERS PRESENT: Erik Braun, Karen Bulman, Mike Golliher, Eirik Heikes, Haven Stuck, Brook Kaufman, 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 7:00 a.m.

1. Approval of the July 7, 2022 Zoning Board of Adjustment Minutes

Bulman moved and Vidal seconded and the Zoning Board of Adjustment approved the July 7, 2022 Zoning Board of Adjustment Minutes. (7 to 0 with Braun, Bulman, Golliher, Heikes, Kaufman, Stuck and Vidal voting yes and none voting no)

2. No. 22VA012 - Spring Brook Acres

A request by Wayne L. Ripple for Spring Brook Acres Home Owners Association to consider an application for a **Variance to reduce side yard setback to 10 feet in lieu of 35 feet and to omit paving requirement** 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.

Halonen presented the application and reviewed the associated slides noting the applicant is requesting to build a building for storage to hold equipment used for the maintenance done by the Home Owners Association. Staff is recommending approval noting that the request maintains the nature of the ordinance and is not injurious to the neighborhood.

Fisher explained the special circumstances due to the area being zoned Mobile Home Residential.

Golliher moved and Vidal seconded and the Zoning Board of Adjustment approved the Variance to reduce the side yard setback and omit the paving requirement be approved with the following stipulation based on Criteria #3 being in harmony with the general purpose and intent of the ordinance and is not injurious:

1. A dust palliative shall be applied to the graveled circulation area annually or as otherwise directed by the Engineering Division to mitigate any adverse impacts to adjacent property owners. (7 to 0 with Braun, Bulman, Golliher, Heikes, Kaufman, Stuck and Vidal voting yes and none voting no)

3. Discussion Items
4. **Staff Items**
   None

5. **Zoning Board of Adjustment Items**
   None

There being no further business Vidal moved, brook seconded and unanimously carried to adjourn the meeting at 7:10 a.m. (7 to 0 with Braun, Bulman, Golliher, Heikes, Kaufman, Stuck and Vidal voting yes and none voting no)