

MINUTES OF THE  
RAPID CITY PLANNING COMMISSION  
February 9, 2023

MEMBERS PRESENT: Erik Braun, Karen Bulman, Mike Gollither, Eirik Heikes, Brook Kaufman, Haven Stuck and Vince Vidal.

MEMBERS ABSENT: Kelly Arguello, John Herr, Eric Ottenbacher, Mike Quasney. Bill Evans, Council Liaison was also absent.

STAFF PRESENT: Sarah Hanzel, Kip Harrington, Tanner Halonen, Alex Osborne, Jonathan Howard, Chip Premus, Todd Peckosh, Kinsley Groote and Andrea Wolff.

Braun called the meeting to order at 7:00 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.**

**Gollither requested that Item 2 be removed from the Consent Agenda for separate consideration.**

**Motion by Stuck seconded by Vidal and unanimously carried to recommend approval of the Consent Agenda Items 1 thru 4 in accordance with the staff recommendations with the exception of Item 2. (7 to 0 with Braun, Bulman, Gollither, Heikes, Kaufman, Stuck and Vidal voting yes and none voting no)**

**---CONSENT CALENDAR---**

1. Approval of the January 26, 2023 Planning Commission Meeting Minutes.

\*3. No. 23PD002 - Rushmore Center Subdivision

A request by KTM Design Solutions, Inc for Crossing Land Company LLC to consider an application for a **Revocation of a Planned Development Designation** for Lot 4R of Tract B of Rushmore Center, located in the SE1/4 of Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1225 Luna Avenue.

**Planning Commission recommended that the Planned Development Designation Revocation be approved.**

***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. No. 23PD001 - Moon Meadows Subdivision

A request by Stecor Initiatives, LLC, FIC LLC and D and T Ventures LLC to consider an application for a **Revocation of Planned Development Overlay** for

Lot 1A, 1B, 2A, 2B, 3A, 3B, 4A, 4B, 5A and 5B of Block 3 of Moon Meadows Park Subdivision, located in Section 25, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located southwest of the intersection of Moon Meadows Drive and Healing Way.

**Planning Commission recommended that the Planned Development Designation Revocation be approved.**

***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---**

2. No. 22PL143 - Robbinsdale Terrace Subdivision

A request by Renner Associates, LLC for Nick Emery to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 33 and 34 of Block 3 and Lot 27 of Block 5 of Robbinsdale Terrace Subdivision, legally described as the unplatted part of the S1/2 of the NE1/4 and of the N1/2 of the SE1/4 of Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located north of northern terminus of Grandview Drive and southeast of the intersection of Indiana Street and Oak Avenue.

Golliher noted that they had reviewed a request for this property previously and asked what is different from that time. Harrington explained that a Preliminary Subdivision Plan is a “what if” identifying those things that would need to be addressed to plat the property noting that the previous a Preliminary Subdivision Plan was for a larger number of lots but was not followed up on. Harrington further stated the applicant plans to create 3 lots of 3 acres each with a hammerhead turn around with individual driveways and staff is recommending approval.

**Bulman moved, Vidal seconded Planning Commission recommended that the Preliminary Subdivision Plan be approved with the following stipulations:**

1. **Upon submittal of a Development Engineering Plan application, construction plans for the East Indiana Street extension and turnaround along with the Grandview Drive turnaround, both local streets, shall be submitted for review and approval pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual or shall meet criteria for obtaining an Exception. In addition, the turnarounds shall be constructed pursuant to Table 2-4 of the Infrastructure Design Criteria Manual or shall meet criteria for obtaining an Exception. If Exception(s) are obtained, a copy of the approved document(s) shall be submitted with the Development Engineering Plan application;**
2. **Upon submittal of a Development Engineering Plan application, a utility plan clearly showing the location of water and sanitary sewer service lines for each lot shall be submitted for review and approval;**
3. **Upon submittal of a Development Engineering Plan application, construction plans shall be submitted for review and approval for the**

- water main and fire hydrants to be located along the two proposed turnarounds;
4. Upon submittal of a Development Engineering Plan application, all information pursuant to Chapter 16.12.040 of the Rapid City Municipal Code shall be submitted for review and approval, as applicable;
  5. Upon submittal of a Development Engineering Plan application, a cost estimate for the required subdivision improvements shall be submitted for review and approval;
  6. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
  7. Prior to approval of the Development Engineering Plan application, engineering design reports (in part to include water, sewer, drainage, and pavement) required for construction approval shall be accepted and agreements required for construction approval shall be executed pursuant to Chapter 1.15 of the Infrastructure Design Criteria Manual. In addition, permits required for construction shall be approved and issued and construction plans shall be accepted in accordance with the Infrastructure Design Criteria Manual. All final engineering reports shall be signed and sealed by a Professional Engineer and contain a Certification Statement of Conformance with City Standards, as required by the Infrastructure Design Criteria Manual;
  8. Prior to approval of the Development Engineering Plan application, approval from the South Dakota Department of Agriculture and Natural Resources shall be secured;
  9. Prior to approval of the Development Engineering Plan application, any necessary off-site easements shall be recorded;
  10. Prior to submittal of a Final Plat application, the right-of-way for East Indiana Street and the Grandview Drive turn around located outside of the boundaries of this plat shall be dedicated;
  11. Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid; and,
  12. Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required.

**---BEGINNING OF REGULAR AGENDA ITEMS---**

5. No. 23OA001 - Ordinance Amendment to Amend Sections 17.12.050, 17.12.070, and 17.40.050

A request by City of Rapid City to consider an application for an **Ordinance Amendment to Amend Sections 17.12.050, 17.12.070, and 17.40.050 of the Rapid City Municipal Code Relating to the Height of Certain.**

Hanzel reviewed the current height restrictions in each zoning district. Hanzel discussed how many recent developments have requested and been granted height exceptions. Hanzel reviewed the completed development projects that were granted height exceptions noting they do not create any impacts to surrounding properties. She stated this leads staff to believe adjusting the height limits to allow this type of development would help to streamline approval processes while maintaining the Comprehensive Plan goal. Hanzel stated that staff request the

Ordinance Amendment to Amend Sections 17.12.050, 17.12.070, and 17.40.050 of the Rapid City Municipal Code Relating to the Height of Certain be approved.

Reasons for height increase were discussed including creating the feel of more room with higher ceilings within smaller spaces. Chip stated that the Fire Department has no issues with the request and in fact believes this will allow more options for roof design. Hanzel explained that the revision regarding the setback requirement for 5-story buildings in residential districts was removed as a cleanup of an existing error in the code.

**Heikes moved and Bulman seconded and the Planning Commission recommended approval of the Ordinance Amendment to Amend Sections 17.12.050, 17.12.070, and 17.40.050 of the Rapid City Municipal Code Relating to the Height of Certain.**

6. Staff and Planning Commission Discussion Items

Hanzel introduced the new Special Projects Planner Jonathan Howard who briefly introduced himself to the Commission.

**There being no further business, Gollhofer moved, Vidal seconded and unanimously carried to adjourn the meeting at 7:21 a.m. (7 to 0 with Arguello, Braun, Bulman, Gollhofer, Heikes, Herr, Kaufman, Ottenbacher, Quasney Stuck and Vidal voting yes and none voting no)**