

MINUTES OF THE
RAPID CITY ZONING BOARD OF ADJUSTMENT
June 22, 2023

MEMBERS PRESENT: Kelly Arguello, Erik Braun, Karen Bulman, Alicia Ginsberg, Brook Kaufman, Mike Quasney and Vince Vidal.

MEMBERS ABSENT: Mike Gollither, Eirik Heikes, John Herr, Haven Stuck. Bill Evans, Council Liaison was also present.

STAFF PRESENT: Vicki Fisher, Tanner Halonen, Alex Osborne, Jonathan Howard, Kip Harrington, Sarah Hanzel, Chip Premus, Todd Peckosh, Jennifer Utter and Andrea Wolff.

Braun called the meeting to order at 7:00 a.m. Erik welcomed Alicia Ginsberg to the Zoning Board of Adjustment and Planning Commission as Alternate #2.

1. Approval of the June 8, 2023 Zoning Board of Adjustment Meeting Minutes.

Vince moved and Bulman seconded and the Zoning Board of Adjustment approved of the June 8, 2023 Zoning Board of Adjustment Meeting Minutes. (7 to 0 with Arguello, Braun, Bulman, Ginsberg, Kaufman, Quasney and Vidal voting yes and none voting no)

2. No. 23VA007 - GLM Subdivision

A request by JMC Inc to consider an application for a **Variance to allow a gravel parking lot in lieu of asphalt** for Lot 4 and 5 of GLM Subdivision, located in Section 28, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 3005 Beale Street.

Howard presented the application and reviewed the associated slides stating the applicant proposes to use the 13,000 square-foot fenced gravel area for trailer storage. Howard noted that as the parking lot is located on a separate parcel and added a stipulation that a Developmental Lot Agreement must be obtained Howard stated that staff recommends approval of the Variance to allow a gravel parking lot in lieu of asphalt with stipulations. Fisher clarified that storage areas are allowed to be gravel, only access aisles are required to be paved. Fisher further noted that staff is working on an amendment to the ordinance to revise this requirement as it has not proven to be feasible.

Discussion on paving issues, proposed ordinance change, landscaping and types of palliative was held.

Bulman moved and Vidal seconded and the Zoning Board of Adjustment approved the Variance request allow a gravel parking lot in lieu of asphalt with the following stipulation based on Criteria #4:

1. **A dust palliative shall be applied annually to the graveled circulation area or as otherwise directed by the Engineering Division; and**
2. **Developmental Lot Agreement be obtained. (7 to 0 with Arguello, Braun, Bulman, Ginsberg, Kaufman, Quasney and Vidal voting yes and none voting no)**

3. Staff and Zoning Board of Adjustment Items

None

There being no further business Bulman moved, Vidal seconded and unanimously carried to adjourn the meeting at 7:12 a.m. (7 to 0 with Arguello, Braun, Bulman, Ginsberg, Kaufman, Quasney and Vidal voting yes and none voting no)

MINUTES OF THE
RAPID CITY PLANNING COMMISSION
June 22, 2023

MEMBERS PRESENT: Kelly Arguello, Erik Braun, Karen Bulman, Alicia Ginsberg, Brook Kaufman, Mike Quasney and Vince Vidal.

MEMBERS ABSENT: Mike Gollither, Eirik Heikes, John Herr and Haven Stuck. Bill Evans, Council Liaison was also absent.

STAFF PRESENT: Vicki Fisher, Sarah Hanzel, Kip Harrington, Tanner Halonen, Alex Osborne, Jonathan Howard, Chip Premus, Todd Peckosh, Jennifer Utter and Andrea Wolff.

Braun called the meeting to order at 7:12 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.

Staff requested that Item 4 be removed from the Consent Agenda for separate consideration.

Motion by Vidal seconded by Kaufman 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 4. (7 to 0 with Arguello, Braun, Bulman, Ginsberg, Kaufman, Quasney and Vidal voting yes and none voting no)

---CONSENT CALENDAR---

1. Approval of the June 8, 2023 Planning Commission Meeting Minutes.
2. No. 23PL044 - Elks Crossing Subdivision
A request by KTM Design Solutions, Inc for SSST, LLC to consider an application for a **Preliminary Subdivision Plan** for Lot 4 and 5 of Block 13, Lot 14 and 15 of Block, Lots 1 thru 7 of Block 16, Lots 8 thru 18 of Block 18, Lots 3 thru 13 of Block 19, Lots 1 thru 4 of Block 20 of Elks Crossing, legally described as that portion of the NW1/4 Less Elks Crossing of Section 21, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located south of Rombauer Drive between Pahlmeyer Drive and Papillion.

Planning Commission recommended that the Preliminary Subdivision Plan be approved with the following stipulations:

1. **Prior to the submittal of a Development Engineering Plan application, the applicant shall schedule a pre-application conference as required by §16.08.040.D of the Rapid City Municipal Code;**
2. **Upon the submittal of a Development Engineering Plan application, all information pursuant to §16.12.040 of the Rapid City Municipal Code shall be submitted for review and approval, as applicable;**
3. **Upon the submittal of a Development Engineering Plan application,**

engineering design reports (in part to include water, sewer, drainage, and pavement) shall be submitted for review and approval as per Chapter 1.15 of 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;

4. Upon the submittal of a Development Engineering Plan application, construction plans pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual for a Local Street shall be submitted for review and approval for Streets A & B and for the extensions of Pahlmeyer, Papillion, and Rombauer Drive, or the criteria for obtaining Exceptions shall be met. If Exceptions are obtained a copy of the approved documents shall be submitted with the Development Engineering Plan application;
5. Upon the submittal of a Development Engineering Plan application, construction plans shall be submitted for review and approval identifying temporary turnarounds at the terminus of Papillion Drive and Street B or the criteria for obtaining an Exception shall be met. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application;
6. Upon the submittal of a Development Engineering Plan application, the plat document shall be revised to identify the relocation of the water main to the north side of Papillion Drive or the criteria for obtaining an Exception shall be met. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application;
7. Prior to the approval of a Development Engineering Plan application, a cost estimate for the required subdivision improvements shall be submitted for review and approval;
8. Prior to the approval of a Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
9. Prior to the approval of a Development Engineering Plan application, approval from the South Dakota Department of Agriculture and Natural Resources shall be obtained;
10. Prior to the approval of a Development Engineering Plan application, any necessary off-site easements shall be secured;
11. Prior to the submittal of a Final Plat application, the applicant shall submit proposed road names for Streets A and B to Emergency Services for review and approval. In addition, the plat document shall be revised to show the approved street names;
12. Upon the submittal of a Final Plat application, the legal description shall be revised to read 'Lots 1 thru 14 of Block 20' rather than 'Lots 1 thru 4 of Block 20' and described as such on the plat document. In addition, Lots 1 thru 3 of Block 16 and Lots 3 thru 7 of Block 19 shall be renumbered as these legal descriptions already exist in the Elks Crossing Subdivision;
13. Upon the submittal of a Final Plat application, a Covenant Agreement shall be entered into with the City for the maintenance and ownership of any proposed drainage elements and for fire sprinklers if required;
14. Upon the submittal of a Final Plat application, a Major Drainage Easement shall be dedicated for all drainage improvements;
15. Upon the submittal of a Final Plat application, the plat document shall identify all necessary easements;
16. Prior to the City's acceptance of public improvements, a warranty surety shall be submitted for review and approval as required.

3. No. 23PL045 - Hilltop Hollow Subdivision

A request by KTM Design Solutions, Inc for Bob and Cyndie Paulson to consider an application for a **Preliminary Subdivision Plan** for Lot A and B of Hilltop Hollow Subdivision, legally described as the balance of Lot 2 of the SW1/4 of the SE1/4 of Section 29, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located 8000 and 8100 Sheridan Lake Road.

Planning Commission recommended that the Preliminary Subdivision Plan be approved with the following stipulations:

1. **Prior to the submittal of a Development Engineering Plan application, the applicant shall schedule a pre-application conference as required by §16.08.040 of the Rapid City Municipal Code;**
2. **Upon the submittal of a Development Engineering Plan application, all information as per §16.12.040 of the Rapid City Municipal Code shall be submitted for review and approval, as applicable;**
3. **Upon the submittal of a Development Engineering Plan application, engineering design reports (in part to include water, sewer, drainage, and pavement) shall be submitted for review and approval as per Chapter 1.15 of 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;**
4. **Upon the submittal of a Development Engineering Plan application, construction plans shall be submitted for review and approval to improve Sheridan Lake Road pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual for a Principal Arterial Street, or the criteria for obtaining an Exception shall be met. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application;**
5. **Upon the submittal of a Development Engineering Plan application:**
 - **Construction plans pursuant to Figure 2-1 of the Infrastructure Design Criteria Manual for a Lane/Place Road shall be submitted for review and approval for the Common Access Easement or the criteria for obtaining an Exception shall be met; and,**
 - **The plat document shall be revised to extend the Common Access Easement north to include all of the driveway on both lots or the criteria for obtaining an Exception shall be met.****If Exceptions are obtained a copy of the approved documents shall be submitted with the Development Engineering Plan application;**
6. **Prior to the approval of a Development Engineering Plan application, the applicant shall obtain all permits required by the Pennington County Highway Department for the improvements to Sheridan Lake Road if Exceptions are not obtained;**
7. **Prior to the approval of a Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;**
8. **Prior to the approval of a Development Engineering Plan application, a cost estimate for the required subdivision improvements shall be submitted for review and approval;**
9. **Prior to the approval of the Development Engineering Plan application, approval from the South Dakota Department of Agriculture and Natural**

Resources shall be secured;

10. **Upon the submittal of a Final Plat application, the plat document shall continue to show the dedication of 10 additional feet of right-of-way along Sheridan Lake Road;**
11. **Upon the submittal of a Final Plat application, the plat document shall continue to show an emergency vehicle turnaround at the terminus of the Common Access Easement;**
12. **Upon the submittal of a Final Plat application, the street label on the plat document shall be revised to read 'Tanager Drive' rather than 'Tanager';**
13. **Upon the submittal of a Final Plat application, the plat document shall identify all necessary easements;**
14. **Prior to the approval of a Final Plat application, the applicant shall notify the Pennington County Highway Department to complete a final inspection for the approach permit application 06-30-22-1 requesting to widen the existing approach. The widening of the approach shall comply with Ordinance 14 standards; and,**
15. **Prior to the City's acceptance of public improvements, a warranty surety shall be submitted for review and approval as required.**

---END OF CONSENT CALENDAR---

4. No. 23RZ009 - Section 4, T1N, R8E

A request by KTM Design Solutions, Inc for BH Capital LLC to consider an application for a **Rezoning request from No Use District to Medium Density Residential District** for a portion of the SW1/4NW1/4 of Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the West 1/4 corner of Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, being monumented by a 1949 BLM brass cap, Thence North 03°31'31" East, 1325.60 feet to the point of beginning on the southerly boundary of Government Lot 4, also being on the easterly limit of the 66 foot wide statutory Section line easement of Sections 5 and 4 along Valley Drive; Thence (1) with said southerly boundary of Government Lot 4, South 87°57'31" East, 978.41 feet to a point on the westerly boundary of Block 4 of Diamond Ridge Subdivision; Thence (2) with said westerly boundary, South 2°08'20" West, 277.79 feet to the southwest corner of Lot 1, Block 4 of Diamond Ridge Subdivision, also being on the northerly ROW of Homestead Drive; Thence (3) continuing with said westerly boundary, South 2°08'20" West, 68.00 feet to the southerly ROW of Homestead Drive, also being the northwesterly corner of Lot 26, Block 2 of Diamond Ridge Subdivision; Thence (4) continuing with said westerly boundary, South 2°09'38" West, 72.00 feet to the southwesterly corner of Lot 26, Block 2 of Diamond Ridge Subdivision; Thence (5) leaving said westerly boundary, North 87°50'22" West, 129.96 feet; Thence (6) South 2°09'38" West, 29.21 feet; Thence (7) North 87°50'22" West, 52.00 feet; Thence (8) North 87°50'22" West, 130.00 feet; Thence (9) South 2°09'38" West, 50.00 feet; Thence (10) North 87°50'22" West, 136.31 feet; Thence (11) on a non-tangent curve turning to the right with an arc length of 35.62 feet, with a radius of 286.00 feet, with a chord bearing of South 01°24'26" East, with a chord length of 35.59 feet; Thence (12) South 2°09'38" West, 21.72 feet; Thence (13) North 87°50'22" West, 52.00 feet; Thence (14) South 73°25'57" West, 132.99 feet to the northeast corner of Lot B of Diamond Ridge Subdivision; Thence (15) with the northerly boundary of said Lot B, North

87°49'01" West, 9.90 feet; Thence (16) continuing with the northerly boundary of said Lot B, on a non-tangent curve turning to the left with an arc length of 192.84 feet, with a radius of 644.00 feet, with a chord bearing of South 83°31'14" West, with a chord length of 192.12 feet; Thence (17) continuing with the northerly boundary of said Lot B, North 87°54'04" West, 153.04 feet to the northwest corner of said Lot B, also being the easterly limit of dedicated Valley Drive row; (18) North 87°54'04" West, 1.00 feet to a point on the easterly limit of Valley Drive and the 66 foot wide statutory Section line easement of aforementioned Sections 5 and 4; (19) with said easterly limit of Valley Drive and the 66 foot wide statutory Section line easement, North 2°05'56" East, 623.94 feet to the point of beginning, more generally described as being located east of North Valley Drive north of SD Highway 44.

Fisher reviewed the application noting that staff had received numerous letters of opposition regarding the rezoning request and, after speaking with the applicant, the applicant decided to withdraw the application.

Quasney moved, Vidal seconded and the Planning Commission acknowledged the applicant's request that the Rezoning request from No Use District to Medium Density Residential District be withdrawn. (7 to 0 with Arguello, Braun, Bulman, Ginsberg, Kaufman, Quasney and Vidal voting yes and none voting no)

---BEGINNING OF REGULAR AGENDA ITEMS---

*5. No. 23PD014 - Shopko Addition

A request by Fennell Design, Inc for Keating Resources to consider an application for a **Final Planned Development Overlay to allow storage in excess of 5,000 square feet and commercial uses** for Lot 2A of Shopko Addition, located Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakot, more generally described as being located at 1845 Haines Avenue.

Howard presented the application and reviewed the associated slides stating the applicant proposes to use 90,000 square feet as storage, 10,000 square feet as office space and 10,000 square feet as retail space with no change to the existing footprint. Howard noted there are two existing entrances to the site and proposed landscaping and parking plan show additional islands that will help break up the large parking area. Howard noted that the applicant is requesting an Exception to allow 90,000 square feet of storage in lieu of 5,000 square feet, contingent upon the proposed retail uses being located within the front area of the structure within the General Commercial District, which staff supports as it will not be detrimental. Howard stated that reuse of the vacant building is consistent with the Comprehensive Plan. Fisher reviewed that the retail uses on the frontage with the storage usage to the rear will reduce the impact of the use to the area.

Discussion was regarding parking for the Flooring by Freeds, located next to the proposed mixed use facility and it was defined there is ample parking for all proposed uses.

Gene Fennell, architect for applicant, confirmed that there are no plans to change

the facade of the current structure, but they will be painting and addressing fire sprinkler repair, landscape islands and landscaping will be repaired and replaced.

Bulman moved, Vidal seconded and the Planning Commission recommended approval of the Final Planned Development Overlay with the following stipulations:

1. **An Exception is hereby granted to allow 90,000 square feet of storage in lieu of 5,000 square feet, contingent upon locating the proposed retail uses within the front of the structure within the General Commercial District;**
2. **Any future development of the property shall be in compliance with Chapter 17.18 of the Rapid City Municipal Code. In addition, a building permit shall be obtained as required;**
3. **All provisions of the General Commercial District shall be met unless otherwise specifically authorized as a stipulation of the Final Planned Development Overlay;**
4. **Upon submittal of a building permit, the site plan shall be revised to add 2 additional ADA parking spaces;**
5. **Upon submittal of a building permit the applicant shall:**
 - **Submit a civil site plan of all improvements proposed and;**
 - **Provide a drainage report for review and approval that addresses water quality and quantity**
6. **All signage shall meet the requirements of the Rapid City Sign Code and obtain a sign permit prior to the placement of any signage; and,**
7. **This Final Planned Development Overlay shall allow storage in excess of 5,000 square feet and commercial uses. A Final Planned Development Overlay application is required prior to submittal of a building permit. Any change in use that is a permitted use in the General Commercial District shall require a building permit. Any change in use that is a conditional use in the General Commercial District shall require a Major Amendment to the Planned Development Overlay. (7 to 0 with Arguello, Braun, Bulman, Ginsberg, Kaufman, Quasney 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.

- *6. No. 23PD015 - Stoney Creek South Subdivision
A request by Kent Bradley to consider an application for a **Major Amendment to a Planned Development Overlay to allow on-sale liquor in conjunction with a brewery** for Lot 3 of Block 1 of Stoney Creek South Subdivision, located in Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 5734 Sheridan Lake Road, Unit 207.

Osborne presented the application and reviewed the associated slides noting the applicant is proposing an on-sale liquor use in conjunction with a brewery with outside patio area. Osborne stated the applicant is requesting an Exception to reduce the minimum parking required from 177 parking spaces to 165 parking

spaces, which staff supports as the various uses in the development are not anticipated to have overlapping hours of high use so the parking should suffice.

Vidal moved, Kaufman seconded and the Planning Commission recommended that the Major Amendment to a Planned Development Overlay to allow the on-sale of liquor be approved with the following stipulations;

- 1. An Exception is hereby granted to reduce the minimum parking required from 177 parking spaces to 165 parking spaces;**
- 2. All signage shall continually conform to the Sign Code. Lighting for the signs shall be designed to preclude shining on the adjacent properties and/or street(s). A Sign Permit shall be obtained for each individual sign; and,**
- 3. The Major Amendment to the Planned Development Overlay shall allow for a brewery with on-sale of liquor in compliance with the applicant's operational plan. Any change in use or expansion of use that is permitted in the General Commercial District and is in compliance with the Parking Regulations shall require the review and approval of a Building Permit. Any change in use or expansion of use that is a Conditional Use in the General Commercial District shall require review and approval of a Major Amendment to the Final Planned Development Overlay. (7 to 0 with Arguello, Braun, Bulman, Ginsberg, Kaufman, Quasney 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.

*7. No. 23PD016 - Black Hills Center Subdivision

A request by FMG Engineering for Jason Dvorak to consider an application for a **Major Amendment to a Planned Development Overlay to allow on-sale liquor in conjunction with a casino** for Lot 10 of Block 2 of Black Hills Center Subdivision, located in Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 5312 Black Hills Boulevard.

Osborne presented the application and reviewed the associated slides stating the applicant is requesting on-sale liquor in conjunction with a casino. Osborne explained that the applicant was previously approved for a liquor store and now they are requesting to expand the use to allow a casino with on-sale, a tasting bar and outdoor patio. Osborne reviewed the layout of the site noting the outdoor patio is enclosed with access being taken from the building interior and that there is ample separation from the residential uses to the west. Osborne stated that staff recommends approval of the Major Amendment to a Planned Development Overlay to allow on-sale liquor in conjunction with a casino with stipulations.

Fisher reviewed the separation of the requested casino use and the residential use to the west noting it is over the required separation and that adjacent property is zoned Office Commercial District and will serve as a buffer between the residential and on-sale liquor use once it is developed.

Discussion regarding signage was held.

Vidal moved, Arguello seconded and the Planning Commission recommended that the Major Amendment to a Planned Development Overlay to allow the on-sale of alcohol in conjunction with a casino be approved with the following stipulations;

- 1. All signage shall continually conform to the Sign Code. Lighting for the signs shall be designed to preclude shining on the adjacent properties and/or street(s). A Sign Permit shall be obtained for each individual sign; and,**
- 2. The Major Amendment to the Planned Development Overlay shall allow for the on-sale of alcohol to be served in conjunction with the proposed salon in compliance with the applicant's operational plan. In addition, the outdoor patio area shall be fenced as proposed. Any change in use or expansion of use that is permitted in the General Commercial District and is in compliance with the Parking Regulations shall require the review and approval of a Building Permit. Any change in use or expansion of use that is a Conditional Use in the General Commercial District shall require review and approval of a Major Amendment to the Final Planned Development Overlay. (7 to 0 with Arguello, Braun, Bulman, Ginsberg, Kaufman, Quasney 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.

*8. No. 23UR018 - Deadwood Avenue Tract

A request by Contraband Distillery, LLC to consider an application for a **Conditional Use Permit to allow artisan distillery with on-sale liquor** for Lot 16 and 17, vacated alley and that part of Lot X adjacent to said Lot 16 and 17 of Block 1 of Deadwood Avenue Tract, located in Section 34, T2N R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 801 Deadwood Avenue.

Osborne presented the application and reviewed the associated slides noting the applicant is proposing an artisan distillery with on-sale liquor, warehouse storage, tasting room and lounge with limited retail. Osborne reviewed hours of operation and layout of the site noting the applicant has received a Zoning Exception for reduced landscaping. Osborne stated that staff recommends approval of the Conditional Use Permit to allow artisan distillery with on-sale liquor with stipulations.

Premus left the meeting at this time.

Fisher noted that requirements for operation of a distillery or brewery are overseen by the State and, as such, is not included in the requirements outlined by the City.

Vidal moved, Bulman seconded and the Planning Commission recommended that the Conditional Use Permit to allow expansion of an on-sale liquor use in conjunction with retail to be approved with the following stipulations(s):

1. Prior to issuance of Building Permit an Exception granting the allowance of 22,770 landscape points in lieu of the require 25,505 landscaping points shall be obtained;
2. Prior to issuance of a Building Permit, the site plan shall be revised to show sidewalk along Deadwood Avenue or a Variance shall be obtained from City Council;
3. Prior to issuance of a Certificate of Occupancy, all necessary municipal and State licensing for operation of an artisan distillery and an on-sale liquor establishment shall be obtained; and,
4. This Major Amendment to a Conditional Use Permit shall allow an on-sale liquor use in conjunction with retail, as per the applicant's operational plan. Any expansion or change in the proposed on-sale liquor use shall require a Major Amendment to the Conditional Use Permit. Any change in use that is a permitted use in the General Commercial District shall require the review and approval of a Building Permit. Any change in use or expansion of use that is a Conditional Use shall require the review and approval of a Major Amendment to the Conditional Use Permit. (7 to 0 with Arguello, Braun, Bulman, Ginsberg, Kaufman, Quasney 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.

9. Staff and Planning Commission Discussion Items

Fisher informed the Planning Commission that a Planning 101 Session will be offered within the next couple of months and welcomed any Planning Commissioners to join. She will email them when a date is set.

Questions on number of liquor licenses, future road plans for East Anamosa and Valley Drive and potential rezone application were discussed.

There being no further business, Vidal moved, Bulman seconded and unanimously carried to adjourn the meeting at 7:51 a.m. (7 to 0 with Arguello, Braun, Bulman, Ginsberg, Kaufman, Quasney and Vidal voting yes and none voting no)