

MINUTES OF THE  
RAPID CITY PLANNING COMMISSION  
September 7, 2023

MEMBERS PRESENT: Erik Braun, Karen Bulman, Alicia Ginsberg, Mike Golliher, Brook Kaufman, Mike Quasney, Haven Stuck and Vince Vidal.

MEMBERS ABSENT: Kelly Arguello, Eirik Heikes, John Herr. Jesse Ham, Council Liaison was also absent.

STAFF PRESENT: Vicki Fisher, Sarah Hanzel, Kip Harrington, Tanner Halonen, Chip Premus, Roger Hall, 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.**

**Motion by Quasney seconded by Vidal and unanimously carried to recommend approval of the Consent Agenda Item 1 in accordance with the staff recommendations. (8 to 0 with Braun, Bulman, Ginsberg, Golliher, Kaufman, Quasney, Stuck and Vidal voting yes and none voting no)**

---CONSENT CALENDAR---

1. Approval of the August 24, 2023 Planning Commission Meeting Minutes.

\*2. No. 23UR024 - Terrace View Subdivision

A request by Daniel Winger to consider an application for a **Conditional Use Permit to allow an oversized garage** for Lot 1 of Block 30 of Terrace View Subdivision, located in Section 3, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 4384 Patricia Street.

Harrington presented the application and reviewed the associated slides. Harrington reviewed the proposed design for a large garage with three stalls as the facade with living space to the rear of the building. Harrington stated that staff had requested design features be added to help the structure to have a more residential appearance, noting that the applicant had modified the design to include a man door entrance and window to the front façade; however, the garage doors remained the major focus. Harrington reviewed the layout of the structure. Harrington stated that even with the revision, staff was unable to support the Conditional Use Permit and as such recommends that the Conditional Use Permit to allow an oversized garage be denied.

Jason Culberson, neighbor, spoke to his support for Mr. Winger and the structure as a neighbor and that he feels it will fit into the neighborhood as it is a mixed design neighborhood.

Fisher discussed the progress from initial plans to current and the discussions on

the applicant's use of the structure for residential use. Fisher spoke to staff's concerns for the character and design of the structure.

Daniel Winger, spoke to the reasons he needs the garage including storage of numerous vehicles. Winger discussed his reasons for not replatting including cost and difficulty. Winger stated he did not wish to utilize options such as a Developmental Lot Agreement and spoke to wanting the proposed garage. Winger spoke to his future plans to replace his existing garage with living space and removing the driveway which will allow for more landscaping at that time.

Chip Premus, spoke to the reasons he feels this should be approved, stating the he doesn't believe Planning Commission should have an option.

Jesse Ham, Council Liaison, entered the meeting at this time

The design and use of the structure both current and future, options for replatting to allow second garage, options for a Developmental Lot agreement, the need for the use as residence and not just garage, front loading garage design being standard, landscaping options, RCMC regarding residential and accessory structures were discussed.

**Bulman moved to deny, motion failed due to lack of a second.**

**Vidal moved, Stuck seconded and the Planning Commission Continued the Conditional Use Permit to allow an oversized garage to the September 21, 2023 Planning Commission Meeting.**

***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.***

\*3. No. 23UR025 - Canyon Lake Heights Subdivision

A request by Jeremy and Amanda Kahler to consider an application for a **Conditional Use Permit to allow an oversized garage** for Lot 3R and Lot 4 of Block 12 of Canyon Lake Heights Subdivision, located in Section 16, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 4780 Cliff Drive.

Harrington presented the application and reviewed the associated slides. Harrington reviewed the design and layout of the proposed 1,008 square feet garage with existing 720 square feet garage for a total of 1,728 square foot garage area. Harrington noted the size of the lot and the screening on said lot that would reduce the impact to the neighborhood and as such recommend approval of the Planning Commission Continued the Conditional Use Permit to allow an oversized garage with stipulations.

**Golliher moved, Kaufman seconded and the Planning Commission approved the Conditional Use Permit to allow an oversized garage with the following stipulations:**

1. Upon submittal of a building permit, the site plan shall be revised to show the construction of sidewalk along Cliff Drive. Prior to issuance of a Certificate of Occupancy, the sidewalk shall be constructed or a Variance shall be obtained from City Council waiving the requirement to install sidewalk; and,
2. The Conditional Use Permit shall allow the construction of a 1,008 square-foot detached garage. The proposed construction shall include exterior building materials that match the existing residence. In addition, garage shall not be used for commercial purposes or as a second residence.

***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---**

4. Staff and Planning Commission Discussion Items

Discussion on VRBO and Bed and Breakfast operations and efforts to address was held.

Discussion on revision of the Oversized Garage Ordinance was held.

**There being no further business, Kaufman moved, Bulman seconded and unanimously carried to adjourn the meeting at 8:06 a.m. (8 to 0 with Arguello, Braun, Bulman, Ginsberg, Gollither, Heikes, Herr, Kaufman, Quasney Stuck and Vidal voting yes and none voting no)**