

MINUTES OF THE  
RAPID CITY PLANNING COMMISSION  
November 9, 2023

MEMBERS PRESENT: Kelly Arguello, Erik Braun, Alicia Ginsberg, Mike Golliher, Brook Kaufman, Mike Quasney, Haven Stuck and Vince Vidal. Pat Roseland Council Liaison was also present.

MEMBERS ABSENT: Karen Bulman, Eirik Heikes, John Herr.

STAFF PRESENT: Vicki Fisher, Kip Harrington, Roger Hall, 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 Vidal seconded by Kaufman and unanimously carried to recommend approval of the Consent Agenda Item 1 in accordance with the staff recommendations. (7 to 0 with Braun, Ginsberg, Golliher, Kaufman, Quasney, Stuck and Vidal voting yes and none voting no)**

---CONSENT CALENDAR---

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

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- \*2. No. 23UR030 - Rapid City Greenway Tract  
A request by City of Rapid City Parks and Recreation to consider an application for a **Conditional Use Permit to allow construction of a greenhouse in the Flood Hazard District** for Tract 8 of Rapid City Greenway Tract (also in Section 4, T1N, R7E) located in Section 3, T1N, R7E, Rapid City, Pennington County, South Dakota, more generally described as being located at 2919 Canyon Lake Drive.

Harrington presented the application and reviewed the associated slides noting the applicant is requesting to demolish a part of the existing greenhouse and build a new greenhouse to expand the growing potential for the Parks Department and that the applicant plans to utilize a portion of the demolished greenhouse area for parking. Harrington noted the green house will be set lower than the road way and is screened by surrounding landscaping. Harrington stated that staff recommends approval of the Conditional Use Permit to allow construction of a greenhouse in the Flood Hazard District with stipulations.

It was discussed that the reason for part of existing greenhouse being destroyed is because it is not very efficient and the parking is needed. It was also discussed

that a Conditional Use Permit is required due to part of the greenhouse being located in Flood Hazard District. Fisher discussed the Emergency Readiness Plan.

**Golliher moved, Vidal seconded and the Planning Commission that the Conditional Use Permit to allow a greenhouse in the Flood Hazard District be approved with the following stipulations:**

1. Prior to construction of the greenhouse, a building permit shall be obtained:
2. Prior to issuance of a building permit, a Floodplain Development Permit shall be obtained: and,  
The Conditional Use Permit shall allow for the construction of a greenhouse on the property pursuant to the approved site plan and operational plan. Any permitted use in the Flood Hazard District shall require a Building Permit. Any conditional use or expansion of the
3. greenhouse shall require the review and approval of a Major Amendment to the Conditional Use Permit. (7 to 0 with Braun, Ginsberg, Golliher, Kaufman, Quasney 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.***

3. Staff and Planning Commission Discussion Items

Fisher stated that numerous applications had actually been received but that during review additional information was needed so they will be coming forward at future meetings. Fisher also discussed that she is currently interviewing and hopes to fill some of the open positions in the Planning Department soon.

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