

MINUTES OF THE  
RAPID CITY PLANNING COMMISSION  
February 22, 2024

MEMBERS PRESENT: Kelly Arguello, Erik Braun, Karen Bulman, Alicia Ginsberg, Eirik Heikes, Brook Kaufman, Haven Stuck and Vince Vidal. Pat Roseland Council Liaison was also present.

MEMBERS ABSENT: Mike Gollhofer, John Herr, Mike Quasney.

STAFF PRESENT: Vicki Fisher, Jessica Olson, Kip Harrington, Tanner Halonen, Cassie Hayes, Morgan Twombly, 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.**

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

---CONSENT CALENDAR---

1. Approval of the February 22, 2024 Planning Commission Meeting Minutes.
- \*2. No. 23PD024 - Herringbone Subdivision and Herringbone Subdivision #2  
A request by Hermanson Egge Engineering, Inc. to consider an application for a **Final Planned Development Overlay for an existing mobile home park** for property legally described as Lot A revised, Lot 2 Revised of Lot B, Lot 4 of Lot B and the N1/2 vacated E. St. Anne Street adjacent to said lot of Herringbone Subdivision and Lot 1 of Herringbone Subdivision #2 and Lot 8 of Tract 2, all located in Section 8, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1515 E. St. Patrick Street, 1909 and 1915 Ash Avenue.

**Planning Commission approved the Final Planned Development Overlay to allow a mobile home park with the following stipulations:**

1. **Prior to the submittal of a Building Permit application in Phase One, 1909 and 1915 Ash Avenue shall be rezoned to Medium Density Residential District;**
2. **Prior to the approval of a Building Permit application in any phase, the applicant shall enter into a Developmental Lot Agreement to allow a shared management office and service buildings, and to allow shared water mains, access, parking, and landscaping between 1909 Ash Avenue, 1915 Ash Avenue, and 1515 East Saint Patrick Street;**
3. **Prior to the approval of a Building Permit application that completes a phase, the phase shall be landscaped in accordance with the approved**

- landscaping plan and phasing plan;
4. Prior to the approval of a Building Permit application in Phase Three, the parking for the maintenance shop shall be striped in accordance with the approved site plan;
  5. Prior to the approval of a Building Permit application in Phase Nine, the parking for the leasing office shall be striped in accordance with the approved site plan; and,
  6. The Final Planned Development Overlay shall allow for a mobile home park. Any change of use or expansion of use permitted in the Medium Density Residential District and in compliance with the Parking Regulations shall require the review and approval of a Building Permit. Any change of use or expansion of use that is a Conditional Use in the Medium Density Residential District shall require the review and approval of a Major Amendment to the Planned Development Overlay.

*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. 24RZ001 - Section 19, T2N, R8E

A request by Longbranch Civil Engineering, Inc for The Amaris Group to consider an application for a **Rezoning request from General Agricultural District to Low Density Residential District I** for a portion of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 19 T2N, R8E, B.H.M., located in the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , Section 19, T2N, R8E, B.H.M., Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the southeasterly corner of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 19, T2N, R8E, B.H.M., common with the Northwesterly corner of Lot 6B of Vaughn Addition, and the point of beginning; Thence, N 00°15'16" E, a distance of 1033.61 feet along the easterly section line of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 19, T2N, R8E, B.H.M., to a random point on the easterly section line of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 19, T2N, R8E, B.H.M.; Thence, N 89°33'11" W a distance of 157.54 feet along a random line to a random point; Thence, S 72°19'48" W a distance of 37.64 feet along a random line to a random point; Thence, S 58°57'03" W a distance of 52.00 feet along a random line to a random point; Thence, N 89°46'28" W a distance of 877.34 feet along a random line to a random point; Thence, S 00°07'56" W a distance of 27.83 feet along a random line to a random point; Thence, N 89°52'03" W a distance of 162.00 feet to a random point along the westerly line of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 19, T2N, R8E, B.H.M.; Thence, S 00°08'03" W a distance of 965.83 feet along the westerly boundary of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  to the southwesterly property corner of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 19, T2N, R8E, B.H.M., common with the southeasterly property corner of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 19, T2N, R8E, B.H.M.; Thence, S 89°41'43" E a distance of 1325.03 feet along the southerly property line to the southeasterly property corner of the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 19, T2N, R8E, B.H.M., common with the Northwesterly corner of Lot 6B of Vaughn Addition, and the point of beginning, more generally described as being located southeast of the intersection of Marino Drive and Country Road.

**Planning Commission recommended approval of the Rezoning request from General Agricultural District to Low Density Residential District 1.**

4. No. 24RZ002 - Shepherd Hills South

A request by Advanced Design Engineering and Surveying, Inc for BH Capital LLC to consider an application for a **Rezoning request from Medium Density Residential District to General Commercial District** for a portion of Lots 1R and 2R of Block 9 of Shepherd Hills South Subdivision all in Sections 32 and 33, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the northeast corner of Lot 1R, Block 9 of Shepherd Hills South Subdivision and coincident with the westerly right-of-way of North Valley Drive, being monumented by a 5/8 inch rebar with plastic cap stamped LS9961; Thence (1) with the east line of said Lot 1R and coincident with the northwesterly right-of-way of North Valley Drive, South 49°51'03" West, 24.19 feet more or less; Thence (2) continuing with said east line of said Lot 1R and said right-of-way along a curve to the left with an arc length of 54.36 feet, with a radius of 534.00 feet, with a chord bearing of South 46°56'05" West, with a chord length of 54.34 feet more or less; Thence (4) leaving said right-of-way, North 88°11'11" West, 330.87 feet more or less to a point common to Lots 1R and 2R, Block 9 of Shepherd Hills South Subdivision; Thence (5) North 88°11'11" West, 46.79 feet more or less; Thence (6) North 68°31'38" West, 109.38 feet more or less to a point on the westerly line of Lot 2R, Block 9 of Shepherd Hills South Subdivision, being monumented by a 5/8 inch rebar with plastic cap stamped LS9961; Thence (7) with said westerly line of Lot 2R, North 31°24'21" East, 123.18 feet more or less to the northwest corner of Lot 2R, Block 9 of Shepherd Hills South Subdivision, being monumented by a 5/8 inch rebar with plastic cap stamped LS9961; Thence (8) with the northerly line of Lot 2R South 89°39'30" East, 88.66 feet more or less to the northeast corner of said Lot 2R, coincident with the northwest corner of Lot 1R, Block 9 of Shepherd Hills South Subdivision, being monumented by a 5/8 inch rebar with plastic cap stamped LS9961; Thence (9) with the northerly line of said Lot 1R, South 89°39'30" East, 261.35 feet more or less to an angle point in the north line of said Lot 1R, being monumented by a 5/8 inch rebar with plastic cap stamped LS9961; Thence (10) continuing with the northerly line of said Lot 1R, South 64°16'48" East, 69.07 feet more or less to an angle point in the north line of said Lot 1R, being monumented by a 5/8 inch rebar with plastic cap stamped LS9961; Thence (11) continuing with the northerly line of said Lot 1R, South 40°08'57" East, 94.67 feet more or less to the point of beginning, more generally described as being located at 143 N. Valley Drive.

**Planning Commission recommended approval of the Rezoning request from Medium Density Residential District to General Commercial District.**

\*5. No. 24PD003 - North Valley Park Subdivision

A request by Renner Associates, LLC for Martinez Development LLC to consider an application for a **Final Planned Development Overlay to allow a townhome apartment complex** for Lot J of North Valle Park Subdivision, located in Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located west of N. Valley Drive, south of N. Creek Drive.

**Planning Commission approved the Planned Development Overlay to allow a townhome apartment complex with the following stipulations:**

- 1. Upon the submittal of a Building Permit application, engineering design reports (in part to include water, sewer, drainage, and pavement) shall be submitted for review and approval as per §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;**
- 2. Upon the submittal of a Building Permit application, construction plans shall be submitted for review and approval for the water and sewer mains proposed in Streets A and 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 Building Permit application;**
- 3. Upon the submittal of a Building Permit application, a street profile for Street A from 10+00 to 12+10 shall be submitted for review and approval;**
- 4. Upon the submittal of a Building Permit application, structural plans of the proposed retaining walls shall be submitted for review and approval;**
- 5. Upon the submittal of a Building Permit application, elevation plans of the proposed duplexes shall be submitted for review and approval;**
- 6. Prior to the approval of a Building Permit application, the landscaping plan shall be revised to identify a minimum of 435,916 landscaping points;**
- 7. Prior to the approval of a Building Permit application, a temporary grading easement shall be secured for the grading proposed on the adjacent properties; and,**
- 8. The Final Planned Development Overlay shall allow for a 66-unit townhome apartment complex. Any change of use or expansion of use permitted in the Medium Density Residential District and in compliance with the Parking Regulations shall require the review and approval of a Building Permit. Any change of use or expansion of use that is a Conditional Use in the Medium Density Residential District shall require the review and approval of a Major Amendment to the Planned Development Overlay.**

***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. 24PD004 - Ennen Subdivision**

A request by Towey Design Group for Andy Scull to consider an application for a **Final Planned Development Overlay to allow a residential development** for a portion of Government Lot 4 Section 2, T1N, R8E, BHM, Pennington County, South Dakota, more fully described as follows: Commencing at the northeast corner of Government Lot 4 (NW1/4NW1/4) Section 2, T1N, R8E, BHM, Pennington County, South Dakota, being monumented by a rebar and cap marked LS4224, Thence

with the east line of said Government Lot 4, South 02°00'44" West, 729.93 feet more or less to the point of beginning; Thence (1) continuing with the east line of said Government Lot 4, South 2°00'44" West, 428.00 feet more or less; Thence (2) leaving the east line of said Government Lot 4, North 87°56'40" West, 798.12 feet more or less; Thence (3) North 81°48'32" West, 55.49 feet more or less; Thence (4) North 69°49'42" West, 50.24 feet more or less; Thence (5) North 20°10'18" East, 112.68 feet more or less; Thence (6) North 69°49'42" West, 49.75 feet more or less; Thence (7) on a curve turning to the left with an arc length of 55.84 feet more or less, with a radius of 174.00 feet, with a chord bearing of North 79°01'22" West, with a chord length of 55.61 feet more or less; Thence (8) North 88°13'02" West, 53.60 feet more or less to a point on the east boundary of Meadow Ridge Subdivision, from which the northeast corner of Lot 6R, Block 8 lies South 1°59'03" West, 7.00 feet more or less; Thence (9) with said east subdivision line of Meadow Ridge Subdivision, North 1°59'03" East, 52.00 feet more or less; Thence (10) continuing with said east subdivision line of Meadow Ridge Subdivision, North 1°59'03" East, 104.04 feet more or less to the northeast corner of Lot 1, Block 10 of Meadow Ridge Subdivision; Thence (11) with the north line of said Lot 1, North 88°00'57" West, 84.00 feet more or less to the northwest corner of said Lot 1; Thence (12) North 79°24'01" West, 7.88 feet more or less; Thence (13) North 2°02'58" East, 41.05 feet more or less; Thence (14) on a curve turning to the right with an arc length of 34.20 feet more or less, with a radius of 174.00 feet, with a chord bearing of North 07°40'50" East, with a chord length of 34.15 feet more or less; Thence (15) North 53°30'25" East, 15.64 feet more or less; Thence (16) North 5°16'56" East, 52.08 feet more or less; Thence (17) North 42°56'40" West, 14.14 feet more or less; Thence (18) North 2°03'20" East, 100.07 feet more or less; Thence (19) South 87°51'54" East, 172.00 feet more or less; Thence (20) South 79°18'26" East, 81.24 feet more or less; Thence (21) South 87°56'40" East, 683.69 feet more or less; Thence (22) South 2°03'20" West, 100.00 feet more or less; Thence (23) South 70°50'29" East, 54.41 feet more or less; Thence (24) South 87°56'40" East, 116.99 feet more or less to the point of beginning, more generally described as being located east of Reservoir Road, north of Bridge Drive.

**Planning Commission approved the Final Planned Development Overlay to allow a residential development with the following stipulations:**

- 1. Acknowledge the previously granted Exception (File #23PD036) to reduce *one* of the minimum required side yard setbacks from 8 feet to 7 feet for each lot located within the boundaries of the Planned Development Overlay. The remaining side yards shall provide a minimum 8-foot setback;**
- 2. Acknowledge the previously granted Exception (File #23PD036) to reduce the minimum required lot width at the front building line from 50 feet to 40 feet for the lots located within the boundaries of the Planned Development Overlay;**
- 3. Acknowledge the previously granted Exception (File #23PD036) to reduce the minimum required lot size from 6,500 square feet to lots ranging in size from 6,400 square feet to 4,040 square feet, as shown on the submitted site plan;**
- 4. Prior to issuance of a Building Permit, "No Parking" signs shall be posted on both sides of the streets within the Planned Development Overlay in accordance with International Fire Code §§D103.6 and**

**D103.6.1;**

5. **Prior to issuance of a Building Permit, a Final Plat shall be submitted for review and approval;**
6. **Prior to issuance of a Certificate of Occupancy, all required subdivision improvements shall be constructed and accepted by the City; and,**
7. **The Final Planned Development Overlay shall allow for a residential development in compliance with the applicant's submitted site plan. All requirements of the Low Density Residential District 1 must be maintained unless specifically authorized in accordance with Chapter 17.50 of the Rapid City Municipal Code. All uses permitted in the Low Density Residential District 1 which do not increase parking requirements shall be permitted contingent upon an approved building permit. Any use or change in use that is a Conditional Use in the Low Density Residential District 1 shall require the review and approval of a Major Amendment to the Planned Development Overlay.**

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**\*7. No. 24PD005 - Regional Hospital Subdivision**

A request by Renner Associates, LLC for Monument Health Rapid City Hospital to consider an application for a **Major Amendment to Planned Development Overlay to allow an expansion to the hospital for a children's facility** for Tract H of Regional Hospital Subdivision, located in Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 353 Fairmont Boulevard.

**Planning Commission approved the Planned Development Overlay to allow an expansion to the hospital for a children's facility with the following stipulations:**

1. **Upon the submittal of a Building Permit application, floor plans shall be submitted for review and approval to verify the building square footage and parking calculations indicated;**
2. **Upon the submittal of a Building Permit application, the water service entering the building shall have a backflow preventer installed, or the criteria for obtaining an Exception to the Infrastructure Design Criteria Manual shall be met. If an Exception is obtained a copy of the approved document shall be submitted with the Building Permit application; and,**
3. **The Final Planned Development Overlay shall allow for an expansion to the hospital for a children's facility. Any change of use permitted in the General Commercial District and in compliance with the Parking Regulations shall require the review and approval of a Building Permit. Any expansion of use or change of use that is a Conditional Use in the General Commercial District shall require a Major Amendment to the Planned Development Overlay.**

***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. 24PD006 - Section 4, T1N, R8E

A request by FMG Engineering for Recreational Adventures, Co. to consider an application for a **Final Planned Development Overlay to allow renovations of an existing campground** for Tract 1 of the SW1/4 of the SW1/4 of Section 4, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 3010 E. Highway 44.

**Planning Commission approved the Final Planned Development Overlay to allow renovations of an existing campground with the following stipulations:**

- 1. Upon submittal of a Building Permit, the site plan shall be updated to show that the access road on the south side of the new building shall be paved;**
- 2. Prior to issuance of a Certificate of Occupancy, all required subdivision improvements shall be constructed and accepted by the City;**
- 3. The proposed new connection to the Rapid Valley Sanitary District water main shall meet design criteria and connection standards. In addition, the associated connection fee(s) shall be paid; and,**
- 4. The Final Planned Development Overlay shall allow for renovations of the existing campground in compliance with the applicant's submitted site plan. All requirements of the General Commercial District shall be maintained unless specifically authorized in accordance with Chapter 17.50 of the Rapid City Municipal Code. All uses permitted in the General Commercial District which do not increase parking requirements shall be permitted contingent upon an approved building permit. Any use or change in use that is a Conditional Use in the General Commercial District shall require the review and approval of a Major Amendment to the Planned Development Overlay.**

***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---

\*9. No. 23UR034 - Rapid City Greenway Tract

A request by LifeLight Hills Alive to consider an application for a **Major Amendment to a Conditional Use Permit to allow an annual music festival** at Tract 20 less Lot H1, Rapid City Greenway Tract, located in Section 36, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located north of Omaha Street between Mt. Rushmore Road and North 5th Street.

Hayes presented the application and reviewed the associated slides outlining the proposed use and layout and explaining the previous use. Hayes noted that other than the change of LifeLight becoming the operator the festival will remain basically the same, but that the change of operator requires the Major Amendment to the Conditional Use Permit. Hayes stated there was some concern regarding parking for this festival and overlapping uses that might cause some congestion, so LifeLight has worked to secure parking in the surrounding area through parking agreements with nearby property owners as well as promoting ride share, transit use and other options. Hayes reviewed the proposed layout of the festival and security measures, further noting that that LifeLight is proposing to expand the festival's scope and activities in future years. Hayes stated that staff recommends approval of this Major Amendment to the Conditional Use Permit to allow for the music festival to occur in 2024 and that the applicant submit a subsequent Major Amendment to the Conditional Use Permit for future years once an updated operations plan is established.

History of use and issues, change of operator and proposed changes, maintenance, security and emergency management, parking and noise management were discussed.

Jeff Biegler, Director of Parks and Recreation Department, discussed the cleanup and management of the area by Parks Department stating that this is included in their annual plan and budget.

**Vidal moved, Arguello seconded and the Planning Commission approved the Major Amendment to a Conditional Use Permit to allow an annual music festival with the following stipulations;**

- 1. A Temporary Use Permit shall be obtained prior to the event and the start of festival set up;**
- 2. Prior to issuance of a Temporary Use Permit, LifeLight Hills Alive shall enter into an agreement with Rapid City Parks and Recreation for the reclamation and rehabilitation of Memorial Park immediately following the event;**
- 3. Prior to issuance of a Temporary Use Permit, a copy of all emergency and safety plans shall be submitted to Pennington County Emergency Management, Rapid City Fire Department, and Rapid City Police Department for review and approval. Security shall be provided at all times during the event and a weather radio shall be on-site and monitored at all times;**
- 4. Prior to commencement of the event, all tents and other facilities shall receive inspection and approval from the Rapid City Fire Department. All electrical services shall comply with all applicable provisions of the Uniform Building and Electrical Codes;**
- 5. Prior to issuance of a Temporary Use Permit, a traffic plan shall be submitted to the Rapid City Police Department for review and approval;**
- 6. Prior to issuance of a Temporary Use Permit, a Floodplain Development Permit shall be approved;**
- 7. Restroom facilities shall be provided at all times with adequate service for the anticipated number of people attending the event;**
- 8. ADA accessibility shall be provided and maintained throughout the site as necessary;**



9. **Overnight prayer shall be permitted in a festival tent on Saturday night of the event. No speakers, microphones, or amplification of any kind shall be utilized during the overnight activities. No camping shall be permitted;**
10. **All signage shall comply with the requirements of the Rapid City Sign Code. No signage shall be permitted on any temporary or permanent fencing within Memorial Park. No electronic or LED signage is allowed or approved as part of this request. A Sign Permit shall be obtained for each sign; and,**
11. **This Major Amendment to a Conditional Use Permit shall allow for the LifeLight Hills Alive music festival to occur in 2024 in compliance with the applicant's submitted site plan and operations plan and the requirements of the Flood Hazard District. Any modifications to the operations plan and/or site plan which increase the size, scale, or scope of the event or any changes to the operator of the event shall require a Major Amendment to the Conditional Use Permit. Any modifications to the operations plan which introduce conditional uses to the event shall require a Major Amendment to the Conditional Use Permit. Future occurrences of the LifeLight Hills Alive music festival beyond 2024 shall require the approval of a subsequent Major Amendment to a Conditional Use Permit. (8 to 0 with Arguello, Braun, Bulman, Ginsberg, Heikes, Kaufman, Stuck and Vidal voting yes and none voting no**

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- \*10. No. 24UR002 - Original Town of Rapid City  
A request by Melissa McNeill for Evergreen Eco Farm LLC DBA Diamond E. Collective to consider an application for a **Conditional Use Permit to allow on-sale liquor in conjunction with a restaurant** for the north 80.5 feet of Lot 12 and the east 15 feet of Lot 13 of Block 85 of Original Town of Rapid City, located in Section 1, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 523 Main Street.

Hayes presented the application and reviewed the associated slides noting this is a change of operator who wishes to provide local beer and wine in conjunction with the farm to table restaurant. Hayes noted this location has housed numerous restaurants previously going back prior to the requirement for a Conditional Use Permit to allow on-sale, but that the change of operator and the request for on-sale liquor creates the need for this Conditional Use Permit. Hayes further noted that the Downtown Corridor is an area where the use is supported by the Rapid City Municipal Code. Hayes reviewed the layout of the restaurant and stated that staff is recommending approval of the Conditional Use Permit to allow on-sale liquor in conjunction with a restaurant with stipulations.

Existence of church use within 500 feet and the general use of the downtown corridor and the mixing of these uses in this area were discussed.

**Heikes moved, Kaufman seconded and the Planning Commission approved the Conditional Use Permit to allow on-sale liquor in conjunction with a restaurant with the following stipulations:**

- 1. Any exterior changes to the structure which require a Building Permit (storefront, entry, brick alteration, etc.) shall require approval of an 11.1 Historic Review application;**
- 2. All signage shall meet the requirements of the Rapid City Sign Code. A Sign Permit shall be obtained for each sign. Any proposed changes to the exterior signage shall require approval of a Historic Sign Review; and,**
- 3. The Conditional Use Permit shall allow on-sale liquor in conjunction with the restaurant, Diamond E Collective. Any change in use that is a permitted use in the Central Business District shall require the review and approval of a Building Permit. Any addition of a sidewalk café shall require approval of a Sidewalk Café Permit. Any change in use or expansion of use that is a Conditional Use in the Central Business District shall require the review and approval of a Major Amendment to the Conditional Use Permit. (8 to 0 with Arguello, Braun, Bulman, Ginsberg, Heikes, Kaufman, 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.***

11. Staff and Planning Commission Discussion Items

Braun thanked Mac Construction for their hard work getting them back into the Council Chambers.

Vicki introduced Morgan Twombly, who has joined the Planning Division as the Environmental Planner. Fisher stated this position replaces the Air Quality Specialist position, allowing an expansion of duties and growth, which falls into the plan to begin overhauling the Zoning Ordinance

**There being no further business, Kaufman moved, Vidal seconded and unanimously carried to adjourn the meeting at 7:34 a.m. (8 to 0 with Arguello, Braun, Bulman, Ginsberg, Heikes, Kaufman, Stuck and Vidal voting yes and none voting no)**