

MINUTES OF THE
RAPID CITY ZONING BOARD OF ADJUSTMENT
April 25, 2024

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

MEMBERS ABSENT: Kelly Arguello, John Herr, Mike Quasney, Haven Stuck.

STAFF PRESENT: Vicki Fisher, Jessica Olson, Tanner Halonen, Cassie Hayes, Morgan Twombly, Chip Premus, Roger Hall, Kinsley Groote and Andrea Wolff.

Braun called the meeting to order at 7:00 a.m.

1. Approval of the April 4, 2024 Zoning Board of Adjustment Meeting Minutes.

Golliher moved, Kaufman seconded and the Zoning Board of Adjustment approval of the April 4, 2024 Zoning Board of Adjustment Meeting Minutes. 7 to 0 with Braun, Bulman, Ginsberg, Golliher, Heikes, Kaufman and Vidal voting yes and none voting no)

2. No. 24VA004 - Mann Subdivision

A request by LCC Telecom Services for VB BTS, LLC to consider an application for a **Variance to omit parking and paved access and reduce landscaping from 37,537 to 11,850 points** for Lot 5 of Mann Subdivision, located in Section 33, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 3220 W. Chicago Street.

Halonen presented the application and reviewed the associated slides noting the tower will be 195 feet tall with an ancillary concrete equipment pad covered by a steel canopy on the northeastern portion of the property. The applicant has noted they do not have landscaping rights outside of the property and has offered to provide an opaque fence in lieu of screening landscaping. Halonen stated that as the use of the access road is expected to be limited to monthly site visits by service technicians, staff recommends that the road and circulation area can be managed with application of dust palliative in lieu of paving. Staff is recommending the Variance to omit parking and paved access and reduce landscaping from 37,537 to 11,850 points be approved.

Fisher clarified that special circumstances exist and efforts to meet the intent of the ordinance is being met by the opaque fence.

Mike Bieniek, LCC Telcom Services agent for Vertical Bridge, spoke to staff's working with them to meet the requirements.

Bulman moved, Vidal seconded and the Zoning Board of Adjustment approved the Variance request to omit the parking and paving requirements and to reduce the landscaping requirements from 37,537 to 11,850 points with the following stipulations, based on Criteria # 1- Special Circumstances

Zoning Board of Adjustment
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1. **A dust palliative approved by the Engineering Division shall be applied annually or as needed to the graveled circulation area; and,**
2. **Prior to the approval of a Building Permit application, the plans shall be revised to identify an opaque screening fence around the leased area. (6 to1 with Braun, Bulman, Ginsberg, Golliher, Kaufman and Vidal voting yes and Heikes 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 7:08 a.m. (7 to 0 with Braun, Bulman, Ginsberg, Golliher, Heikes, Kaufman and Vidal voting yes and none voting no)

MINUTES OF THE
RAPID CITY PLANNING COMMISSION
April 25, 2024

MEMBERS PRESENT: Erik Braun, Karen Bulman, Alicia Ginsberg, Mike Golliher, Erik Heikes, Brook Kaufman, and Vince Vidal. Pat Roseland Council Liaison was also present.

MEMBERS ABSENT: Kelly Arguello, John Herr, Mike Quasney, Haven Stuck

STAFF PRESENT: Vicki Fisher, Jessica Olson, Tanner Halonen, Cassie Hayes, Morgan Twombly, Chip Premus, Roger Hall, Kinsley Groote and Andrea Wolff.

Braun called the meeting to order at 7:08 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 Heikes seconded by Bulman and unanimously carried to recommend approval of the Consent Agenda Items 1 thru 6 in accordance with the staff recommendations. (7 to 0 with Braun, Bulman, Ginsberg, Golliher, Heikes, Kaufman and Vidal voting yes and none voting no)

---CONSENT CALENDAR---

1. Approval of the April 4, 2024 Planning Commission Meeting Minutes.
2. No. 24PL022 - Paul Subdivision
A request by Advanced Design Engineering and Surveying, Inc for Donna Olson to consider an application for a **Preliminary Subdivision Plan** for Tract 1 Revised by Paul Subdivision, legally described as Tract 1 of Paul Subdivision less the following; Utility Lot 1, Lot AR, Lots B and C, Lot WR, Lots H1 the H4 and less right-of-way, all located in Section 15, T1N, R8E, BHM, Pennington County, South Dakota, more generally described as being located 3579 Reservoir Road.

Planning Commission recommended that the Preliminary Subdivision Plan be approved with the following stipulations:
 1. **Prior to the submittal of a Final Plat application, the plat document shall be revised to read 'Long View Rd' instead of 'Longview Rd';**
 2. **Prior to the submittal of a Final Plat application, an approach permit shall be obtained from the Pennington County Highway Department for the existing asphalt approach onto Reservoir Road. A copy of the approved documents shall be submitted with the Final Plat application; and,**
 3. **Upon the submittal of a Final Plat application, the plat document shall identify all necessary easements. Miscellaneous documents shall be provided for all necessary easements outside of the plat boundary.**
3. No. 24RZ007 - Marshall Subdivision
A request by FMG Engineering, Inc for Western Dakota Technical College to consider an application for a **Rezoning request from Public District to Medium**

Density Residential District for a portion of Tract A and Tract B of Marshall Subdivision, located in Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more particularly described below: proposed Lot A, a parcel of land in a portion of said Tract A and B. Commencing at the Southeast corner of said Tract A; thence N00°09'09"E along the east line of said Tract A a distance of 330.17 feet; thence N00°02'08"W along east line a distance of 477.94 feet; thence N00°05'23"W along east line to the northeast corner of Tract A which is coincident with the southeast corner of Tract B a distance of 239.32 feet; thence N00°04'25"W along east line of Tract B a distance of 243.25 feet; thence leaving east line N89°41'17"W a distance of 418.42 feet to the point-of-beginning(POB) of the parcel to be described which is also the northeast corner of Lot A; thence N89°41'17"W a distance of 240.00 feet; thence S00°18'43"W a distance of 280.00 feet; thence S89°41'17"E a distance of 240.00 feet; thence N00°18'43"E a distance of 280.00 feet to the POB and there termination; and Proposed Lot B, a parcel of land in a portion of Tract A and B. Commencing at the northeast corner of said Lot A described above; thence S89°41'17"E a distance of 123.73 feet to the northwest corner of Lot B which is the POB of the parcel to be described; thence S89°41'17"E a distance of 294.70 feet to the east line of said Tract B; thence S00°04'25"E along said east line a distance of 243.25 feet to the northeast corner of Tract A; thence S00°05'23"E along the east line of Tract A a distance of 36.76 feet; thence leaving east line N89°41'17"W a distance of 296.59 feet; thence N00°18'46"E a distance of 280.08 feet and there terminating; and Proposed Lot C: A parcel of land in a portion of Tract A and B. Commencing at the northeast corner of said Lot A described above which is also the POB of the parcel to be described; thence S89°41'17"E a distance of 123.73 feet to the northwest corner of Lot B; thence S00°18'43"W along the west line of Lot B a distance of 280.00 feet to the southwest corner of said lot; thence S89°41'17"E along the south line of said lot a distance of 78.14 feet; thence leaving said line S00°18'43"W a distance of 205.00 feet; thence N89°41'17"W a distance of 280.00 feet; thence N00°18'43"E a distance of 205.00 feet to the south line of said Lot A; thence S89°41'17"E along south line of said Lot a distance of 78.14 feet to the southeast corner of Lot A; thence N00°18'43"E along the east line of Lot A a distance of 280.00 feet to the POB and there termination, more generally described as being located north of E. Highway 44 between Mickelson Drive and Valley Drive.

Planning Commission recommended approval of the Rezone request from Public District to Medium Density Residential District.

4. No. 24RZ008 - Section 5, T1N, R8E
A request by FMG Engineering, Inc for Western Dakota Technical College to consider an application for a **Rezone request from Low Density Residential District I to Public District** for Lot 6 of the NW1/4 of the SE1/4 of Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located north of E. Highway 44 between Mickelson Drive and Valley Drive.

Planning Commission recommended approval of the Rezone request from Low Density Residential District 1 (LDR-1) to Public District (P).

- *5. No. 24UR003 - Mann Subdivision
A request by LCC Telecom Services for VB BTS, LLC to consider an application

for a **Conditional Use Permit to allow a cell tower** for Lot 5 of Mann Subdivision, located in Section 33, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 3220 W. Chicago Street.

Planning Commission approved the Conditional Use Permit to allow a cell tower with the following stipulations:

1. Prior to the approval of a Building Permit application, the plans shall be revised to show one additional hard surface parking space for the cell tower or a Variance shall be obtained to omit this requirement;
2. Prior to the approval of a Building Permit application, the plans shall be revised to show continuous hard-surfaced access to the leased area constructed to City minimum construction standards or a Variance shall be obtained to omit this requirement;
3. Prior to the approval of a Building Permit application, a landscaping plan shall be submitted which shows that 37,537 landscaping points will be provided or a Variance shall be obtained to reduce the landscaping requirement to 11,850 landscaping points;
4. Prior to the approval of a Building Permit application, the plans shall be revised to identify an opaque screening fence around the leased area; and,
5. The Conditional Use Permit shall allow for a 195-foot tall self-supporting cell tower on the property. Any change in use or expansion of use permitted in the General Commercial District shall require the review and approval of a Building Permit application. Any change in use or expansion of use that is a Conditional Use in the General Commercial District shall require the review and approval of a Major Amendment to the Conditional Use Permit.

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. 24PD008 - Rushmore Crossing II Addition

A request by Rega Engineering for Ron Oberg to consider an application for a **Final Planned Development Overlay to allow a restaurant with drive-thru** for Lot 1 of Rushmore Crossing II Addition, located in Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located northeast of the intersection of Eglin Street and Luna Avenue.

Planning Commission approved the Final Planned Development Overlay to allow a drive-through restaurant with the following stipulations:

1. Upon submittal of a Building Permit, revise site plan to eliminate the right arrow pavement marking leaving the drive-through that is directing traffic to an "entrance only" approach;
2. Upon submittal of a Building Permit, the applicant shall provide a drainage report for review and approval that addresses water quality and detention requirements;
3. Upon submittal of a Building Permit, storm sewer pipe material in the right-of-way shall be PVC or RCP;

4. Upon submittal of a Building Permit, revise water service to connect to water main in Eglin with a single tap;
5. Upon submittal of a Building Permit, revise sanitary sewer service to match size of sewer stub from Eglin and provide profile of sanitary service;
6. Upon submittal of a Building Permit, provide profile for storm sewer in the right-of-way and show location of utility crossings;
7. Upon submittal of a Building Permit, maintain a 5-foot horizontal separation between storm sewer and power line in right-of-way;
8. Prior to issuing a Certificate of Occupancy, correct the pavement markings at the shared access at Eglin and Luna to show a left turn and right-thru lane;
9. Upon approval of a Building Permit, the buildings shall be Fire Sprinkler Protected according to NFPA 13 and shall have a Monitored Fire Alarm System according to NFPA 72;
10. A minimum of 31,913 landscaping points shall be provided. Landscaping shall be designed in compliance with the City's Landscaping Regulations;
11. Upon submittal of a Building Permit, revise the site plan to show a minimum of 40 parking spaces, with a minimum of two ADA accessible spaces, one which shall be van accessible. The applicant may secure a shared parking agreement with a property owner within the area that has excess parking and where the location of the parking is located within 300 feet of the restaurant using established sidewalks and crosswalks where available;
12. 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,
13. The Final Planned Development Overlay shall allow for a drive-through restaurant. Any change in use or expansion of use permitted 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 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---

- *7. No. 24PD007 - Menard Subdivision
A request by Nick Brenner, Senior Real Estate Representative for Menard, Inc. to consider an application for a **Major Amendment to a Planned Development Overlay to allow a self storage facility** for Lot 6R of Tract A, Menard Subdivision,

located in Section 32, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 824 N. Creek Drive.

Halonen presented the application and reviewed the associated slides stating that the property comprises 20 acres and the facility will be owned and operated by Menards. Halonen reviewed the site design and layout stating the applicant requested an Exception to reduce the drive aisle width to 25 feet in lieu of 30 feet noting that staff does not support the reduction as it will create difficulty in maneuverability for users. Halonen stated that the applicant is requesting the following three Exceptions that staff supports; an Exception to allow a pro-rib metal panel building exterior in lieu of masonry, concrete, wood, or metal simulated wood siding contingent upon the planting of a coniferous tree buffer along the N. Creek Drive frontage, an Exception to omit the screen fence requirement along the eastern and southeastern lot lines contingent upon the planting of a coniferous tree buffer along the eastern perimeter of the facility, and an Exception to increase the fence height requirement from 8 feet to 8.5 feet for the fencing proposed in between the storage buildings and adjacent to the main entrance.

Fisher noted that the property directly to the west of the storage facility is currently owned by the applicant and open for future development so the applicant could expand slightly into this area to allow them to meet the drive aisle width.

Chip Premus spoke to the Fire Department's not supporting the drive aisle width reduction as the room is needed for fire separation and radiant heat control, also noting that the contents of the units is not controlled.

Screening, elevation differences, coniferous trees, access and use of the open lot were discussed.

Nick Brenner, Menards, stated the open area is planned to be used for future store expansion and the out lots are slated for future sale. Brenner discussed how Menards designs the perimeter units to face internally to assist with privacy. Brenner stated the units on the aisles where they have requested reduced width are smaller units which is the standard plan on Menards storage units.

Bulman moved, Heikes seconded and the Planning Commission approved the Major Amendment to the Planned Development Overlay to allow a self-storage facility with the following stipulations:

- 1. An Exception is hereby denied to reduce the drive aisle width to 25 feet in lieu of 30 feet;**
- 2. An Exception is hereby granted to allow a pro-rib metal panel building exterior in lieu of masonry, concrete, wood, or metal simulated wood siding contingent upon the planting of a coniferous tree buffer along the N. Creek Drive frontage;**
- 3. An Exception is hereby granted to omit the screen fence requirement along the eastern and southeastern lot lines contingent upon the planting of a coniferous tree buffer along the eastern perimeter of the facility;**
- 4. An Exception is hereby granted to increase the fence height requirement from 8 feet to 8.5 feet for the fencing proposed in between the storage buildings and adjacent to the main entrance;**

5. Prior to the submittal of a Building Permit application, the civil plans shall be revised to remove the linework and references to the future lot lines;
6. Prior to the submittal of a Building Permit application, the civil plans shall be revised to eliminate the pond grading from the right-of-way;
7. Prior to the submittal of a Building Permit application, the civil plans shall be revised to show the water fitting as an eight-inch bend rather than an eight-inch tee;
8. Prior to the submittal of a Building Permit application, the landscaping plan shall be revised to delineate and specify the square footage of the developed area as defined in §17.50.300.C of the Rapid City Municipal Code;
9. Upon the submittal of a Building Permit application, a drainage engineering design report 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;
10. Upon the submittal of a Building Permit application, a detailed grading plan shall be submitted for review and approval for the grading proposed in the right-of-way;
11. Upon the submittal of a Building Permit application, a profile shall be submitted for review and approval for the six-inch water main;
12. Prior to the approval of a Building Permit application, a temporary grading easement shall be secured for the grading proposed on the adjacent property;
13. Prior to the approval of a Building Permit application, the civil plans shall be revised to identify a property line sidewalk along the N. Creek Drive frontage or a Variance shall be obtained from City Council to omit this requirement. If a Variance is obtained a copy of the approved document shall be submitted with the Building Permit application; and,
14. The Major Amendment to the Planned Development Overlay shall allow for a self-storage facility consisting of 14 buildings. Any change of use or expansion 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 change of use or expansion of 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. (7 to 0 with Braun, Bulman, Ginsberg, Golliher, Heikes, Kaufman 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. 24PD009 - North 80 Subdivision
A request by Brent Burton for Lloyd Companies to consider an application for a **Major Amendment to a Planned Development Overlay to relocate a**

swimming pool for Lot 8 of North 80 Subdivision, located in Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 5102 Shelby Avenue.

Hayes presented the application and reviewed the associated slides noting the applicant is proposing a swimming pool addition to a 121 unit apartment complex to be used by residents and their guests. Hayes stated that the distance of setback is for the pool and the deck and that the setback was not caught in the Building Permit review as the swimming pool was not included in the plans. Hayes reviewed the layout and design of the pool and surrounding area including proposed fencing, storage, and access which will be taken through the apartment complex with electronic key fob. Hayes noted the pool will be located to the back of the property and will not create encroachment issues and that staff recommends approval of the Major Amendment to a Planned Development Overlay to relocate a swimming pool with stipulations.

Future extension of E. Stumer Road, affordable housing units and, increasing the number of units from 119 to 121 units were discussed.

Golliher moved, Vidal seconded and the Planning Commission approved the Major Amendment to a Planned Development Overlay to relocate a swimming pool with the following stipulations:

- 1. An Exception is hereby granted to reduce the minimum required setback for the swimming pool and pool deck area from 50 feet to 24 feet, in accordance with the submitted site plan;**
- 2. Acknowledge the previously granted Exception (File #22PD040) to allow zero planter islands for phase one (530 E. Stumer Road) in lieu of one;**
- 3. Upon submittal of a Building Permit, the drainage report shall evaluate the existing detention pond for capacity and stormwater quality, otherwise the applicant shall provide on-site detention and stormwater quality for both lots;**
- 4. A minimum of 62 parking spaces shall be provided for phase one (530 E. Stumer Road), three of the spaces shall be ADA accessible and one shall be van accessible. A minimum of 179 parking spaces shall be provided for phase two (5102 Shelby Avenue), six of the spaces shall be ADA accessible and one shall be van accessible. Parking shall be designed in compliance with the City's Parking Regulations;**
- 5. A minimum of 61,649 landscaping points shall be provided for phase one (530 E. Stumer Road) and a minimum of 143,082 landscaping points shall be provided for phase two (5102 Shelby Avenue). Landscaping shall be designed in compliance with the City's Landscaping Regulations;**
- 6. A minimum of 16,400 square feet of usable open space shall be provided for phase one (530 E. Stumer Road) and a minimum of 47,600 square feet of usable open space shall be provided for phase two (5102 Shelby Avenue);**
- 7. 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 sign; and,**

8. **The Major Amendment to a Planned Development Overlay shall allow for an apartment development on the property which includes a 41-unit and 121-unit apartment building. The larger apartment building shall be allowed an outdoor pool, in accordance with the submitted site plan. Any change in use or expansion of use that is permitted in the Office 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 Office Commercial District shall require the review and approval of a Major Amendment to the Planned Development Overlay. (7 to 0 with Braun, Bulman, Ginsberg, Golliher, Heikes, Kaufman 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. No. 24UR006 - Original Town of Rapid City

A request by Jarred Bren to consider an application for a **Conditional Use Permit to allow an on-sale liquor establishment in conjunction with a restaurant** for Lot 26 and Lot 27 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 514 St. Joseph Street.

Hayes presented the application and reviewed the associated slides. Hayes explained that the applicant plans to offer beer and wine in conjunction with a restaurant that will operate 5 days a week from 11 a.m. to 9:00 p.m., with all alcoholic beverages being served from the bar area by servers with any additional alcohol being securely stored away from the dining area. Hayes noted that the property to the north of the building is used as a place of religious worship, but they do not anticipate the on-sale use will cause an adverse impact on this use. Hayes stated that the property is located in the Downtown Commercial Historic District and any exterior changes or signage will need to obtain Historic Permit or Historic Sign permit review and approval. Staff recommends approval of the Conditional Use Permit to allow an on-sale liquor establishment in conjunction with a restaurant with stipulations.

Vidal moved, Golliher seconded and the Planning Commission approved the Conditional Use Permit to allow an on-sale liquor establishment 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. **A Sign Permit shall be obtained for each sign. All signage shall meet the requirements of the Rapid City Municipal Code pertaining to signage. Any proposed changes to the exterior signage shall also require approval of a Historic Sign Review application;**
3. **Any addition of a sidewalk café shall require approval of a Sidewalk Café Permit; and,**

4. **The Conditional Use Permit shall allow on-sale liquor in conjunction with the restaurant, Tandoor Bocado. 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 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. (7 to 0 with Braun, Bulman, Ginsberg, Gollither, Heikes, Kaufman 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.

10. No. 24OA003 – Ordinance 6616

A request by City of Rapid City to consider an application for an **Ordinance Amending area regulations in Sections 17.10.050, 17.12.050, 17.38.040, 17.44.050, 17.60.030, 17.62.030 and 17.64.030 of the Rapid City Municipal Code.**

Hayes presented the Ordinance amendment noting the Ordinance is to clarify the side yard setbacks for the 2nd story of a structure that has both single story and 2-stories is 20 feet to allow separation. This Ordinance will also allow removal of unnecessary references in sections of the Rapid City Municipal Code which will allow easier application and staff is recommending approval.

Vidal moved, Ginsberg seconded and the Planning Commission recommended approval of Ordinance 6616 amending area regulations in Sections 17.10.050, 17.12.050, 17.38.040, 17.44.050, 17.60.030, 17.62.030, and 17.64.030 of the Rapid City Municipal Code. (7 to 0 with Braun, Bulman, Ginsberg, Gollither, Heikes, Kaufman and Vidal voting yes and none voting no)

11. Staff and Planning Commission Discussion Items
None

There being no further business, Bulman moved, Ginsberg seconded and unanimously carried to adjourn the meeting at 7:43 a.m. (7 to 0 with Braun, Bulman, Ginsberg, Gollither, Heikes, Kaufman and Vidal voting yes and none voting no)