Zoning Board of Adjustment begins at 7:00 A.M. and is directly followed by Planning Commission. If there are no items for Zoning Board of Adjustment Planning Commission will begin at 7:00 A.M.

ADA Compliance:  The City of Rapid City fully subscribes to the provisions of the Americans with Disabilities Act. If you desire to attend this public meeting and are in need of special accommodations, please notify the Rapid City Department of Community Planning & Development Services so that appropriate auxiliary aids and services are available.

AGENDA # 1
City of Rapid City Zoning Board of Adjustment
October 27, 2016 - 7:00 A.M.
City Council Meeting Room
300 Sixth Street
Rapid City, SD  57701

Notice is hereby given that the Rapid City Zoning Board of Adjustment meeting scheduled for Thursday, October 27, 2016 at 7:00 a.m. in the City Council Meeting Room at 300 6th Street, Rapid City, SD has been cancelled as there are no items for review.
ADA Compliance: The City of Rapid City fully subscribes to the provisions of the Americans with Disabilities Act. If you desire to attend this public meeting and are in need of special accommodations, please notify the Rapid City Department of Community Planning & Development Services so that appropriate auxiliary aids and services are available.

AGENDA # 2
City of Rapid City Planning Commission
October 27, 2016 - 7:00 A.M.
City Council Meeting Room
300 Sixth Street
Rapid City, SD  57701

SOME OF THE ITEMS ON THIS AGENDA ARE SUBJECT TO A PUBLIC HEARING OR CONSIDERATION BY THE RAPID CITY COUNCIL FOR FINAL ACTION. PLEASE CONTACT THE COMMUNITY PLANNING & DEVELOPMENT SERVICES STAFF FOR INFORMATION REGARDING THE DATE ANY PARTICULAR ITEM MAY BE CONSIDERED BY THE CITY COUNCIL.

Consent Calendar
The following items have been placed on the Consent Calendar for action to be taken on all items in accordance with staff’s recommendation by a single vote. Any item may be removed from the Consent Calendar by any Planning Commissioner, staff member, or audience member, for separate consideration:

---CONSENT CALENDAR---

1. Approval of the October 6, 2016 Planning Commission Meeting Minutes.

2. No. 16CA005 – Summary of Adoption Action for Amendment to the Comprehensive Plan by adopting the Downtown Area Master Plan (Final) Summary of Adoption for a request by City of Rapid City to consider an application for an Amendment to the Comprehensive Plan by adopting the Downtown Area Master Plan (Final).

3. No. 16PL093 - Sweetbriar Heights
A request by Fisk Land Surveying and Consulting Engineers, Inc for Pamela P. Phillips to consider an application for a Preliminary Subdivision Plan for Proposed Lots 49A and 49B of Lot D of Sweetbriar Heights, property more generally described as being located at 2465 Covington Street.

4. No. 16PL094 - Rushmore Center
A request by Renner Associates LLC for HDRK Properties LLC to consider an application for a Preliminary Subdivision Plan for Proposed Lot 3 of Tract C of Rushmore Center, property more generally described as being located lying east of Luna Avenue.
5. **No. 16PL095 - Eastbrooke Subdivision**
A request by FMG Inc for ARM Land LLC to consider an application for a **Preliminary Subdivision Plan** for Proposed Lots 1 and 2 of Granite Subdivision, more generally described as being located north of Omaha Street between Waterloo Street and Racine Street.

6. **No. 16RZ033 - Holiday Subdivision**
A request by FMG, Inc for Holiday Stationstores, Inc. to consider an application for a **Rezoning from Low Density Residential District to General Commercial District** for property generally described as being located northwest of E. SD Highway 44 and Elk Vale Drive.

*7. **No. 16PD047 - Section 28, T2N, R8E**
A request by KTM Design Solutions, Inc for Rapid City LLC to consider an application for an **Initial Planned Development Overlay to allow General Commercial and Light Industrial Development** for property generally described as being located southeast of the intersection of East Mall Drive and Dyess Avenue.

*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 Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.*

8. **No. 16PL098 - Marlin Industrial Park**
A request by KTM Design Solutions, Inc for Pro-Mark Services, Inc. to consider an application for a **Preliminary Subdivision Plan** for Proposed Lots 22A through 22J of Marlin Industrial Park, property more generally described as being located in the northeast quadrant of the Creek Drive and Marlin Drive intersection.

*9. **No. 16UR021 - Robbinsdale #7**
A request by Robert & Kim Trupe to consider an application for a **Conditional Use Permit to allow an oversized garage** for property generally described as being located at 3324 Maple Avenue.

*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 Planning & Development Services 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---

*10. **No. 16PD030 - Wises Addition**
A request by Williams and Associates Architecture, Inc. for Youth and Family Services to consider an application for a **Final Planned Development to**
expand Family Services and to construct additional parking for property generally described as being located 120 E. Adams Street.

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 Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.

*11. No. 16PD045 - Holiday Subdivision
A request by FMG, Inc for Holiday Stationstores, Inc. to consider an application for a Final Planned Development to allow a car wash in conjunction with a convenience store with gas sales for property generally described as being located northwest of E. SD Highway 44 and Elk Vale Drive.

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 Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.

*12. No. 16PD046 - Orchard Meadows
A request by KTM Design Solutions, Inc for Yasmeen Dream LLC to consider an application for an Initial Planned Development Overlay to allow an apartment complex for property generally described as being located south of SD Highway 44 East and east of Elk Vale Road.

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 Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.

13. No. 16PL097 - East Mall Drive Commercial Park
A request by KTM Design Solutions, Inc for Rapid Center LLC to consider an application for a Preliminary Subdivision Plan for Proposed Lots 1 thru 4 of East Mall Drive Commercial Park, property more generally described as being located southeast of the intersection of Mall Drive and Dyess Avenue.

*14. No. 16PD048 - Marlin Industrial Park
A request by KTM Design Solutions, Inc for Pro-Mark Services, Inc. to consider an application for an Initial Planned Development Overlay to allow warehousing less than 5,000 square feet for Lot 22 of Marlin Industrial Park, located in Section 20, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located in the northeast quadrant of the Creek Drive and Marlin Drive intersection.

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 Planning &
Development Services by close of business on the seventh full calendar day following action by the Planning Commission.

*15.  No. 16PD049 - Stoney Creek South Subdivision  
A request by ARC International Inc. for Chad Carpenter to consider an application for a **Major Amendment to a Planned Development Overlay** to expand a dental clinic for property generally described as being located at 5610 Bendt Drive.

*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 Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.*

*16.  No. 16PD050 - NRC Subdivision  
A request by Henriksen Inc for Dustin A Koepp to consider an application for a **Final Planned Development Overlay** to allow an auto repair shop for property generally described as being located at 2627 Eglin Street.

*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 Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.*

*17.  No. 16PD052 - Section 23, T1N, R7E  
A request by Kevin and Sandra Miller to consider an application for a **Final Planned Development Overlay** to allow an oversized garage for property generally described as being located at 4849 Enchanted Pines Drive.

*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 Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.*

18.  Discussion Items

19.  Staff Items  
A.  Election of Officers

20.  Planning Commission Items

21.  Committee Reports  
A.  City Council Report (October 3, 2016)  
The City Council concurred with the recommendations of the Planning Commission, with the exception of the following item:

    **September 22, 2016 - Planning Commission recommend that the**
Ordinance to Adopt Regulations Governing Short Term Rentals By Adopting and Amending Provisions in Title 17 of the Rapid City Municipal Code be approved with revisions to the fee structure and requirement to post certificate of permit. (5 to 1 with Brewer, Bulman, Hoogestraat, Marchand, and Swank voting yes and Herr voting no)


Motion failed 4 to 6 with Doyle, Scott, Roberts and Nordstrom voting aye; Estes, Laurenti, Wright, Modrick, Drew and Salamun voting no.

B. Building Board of Appeals
C. Capital Improvements Subcommittee
D. Tax Increment Financing Committee