

MINUTES OF THE
RAPID CITY PLANNING COMMISSION
March 23, 2017

MEMBERS PRESENT: Erik Braun, Karen Bulman, Racheal Caesar, Mike Golliher, John Herr, Galen Hoogestraat, Mike Quasney, Steve Rolinger and Gerald Sullivan. Darla Drew, Council Liaison was also present.

MEMBERS ABSENT: Kimberly Schmidt and Curt Huus

STAFF PRESENT: Vicki Fisher, Fletcher Lacock, Robert Laroco, Patsy Horton, Sarah Hanzel, Tim Behlings, Ted Johnson, Alex DeSmidt, Carla Cushman 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.

Staff requested that Items 9 and 12 be removed from the Consent Agenda for separate consideration.

Hoogestraat requested that Items 7 and 8 be removed from the Consent Agenda for separate consideration.

Motion by Rolinger seconded by Bulman and unanimously carried to recommend approval of the Consent Agenda Items 1 thru 12 in accordance with the staff recommendations with the exception of Items 7, 8, 9, and 12. (9 to 0 with Braun, Bulman, Caesar, Golliher, Herr, Hoogestraat, Quasney, Rolinger and Sullivan voting yes and none voting no)

---CONSENT CALENDAR---

1. Approval of the March 9, 2017 Planning Commission Meeting Minutes.
2. No. 16CA006 – Summary of Adoption Action Amendment to the Comprehensive Plan by adopting the Experience Rapid City Cultural Plan - Final
Summary of Adoption Action on a request by City of Rapid City to consider an application for an **Amendment to the Comprehensive Plan by adopting the Experience Rapid City Cultural Plan - Final**.

Planning Commission approve the summary and authorize publication in the Rapid City Journal.

- *3. No. 17PD008 - Stoney Creek South Subdivision
A request by Sperlich Consulting, Inc. to consider an application for a **Major Amendment to a Planned Development to expand a commercial development** for Lot 7 of Block 2 of Stoney Creek South Subdivision, located in the NW1/4 of the SW1/4 of Section 22, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 5509 Bendt

Drive.

Planning Commission recommended that the requested Major Amendment to the Planned Development be approved with the following stipulations:

- 1. Prior to issuance of a building permit, an access and utility easement securing a minimum 26-foot wide access aisle on the west side of the proposed structure shall be recorded at the Register of Deeds. A copy of the executed and recorded access and utility easement shall be submitted to Community Planning and Development Services;**
- 2. Prior to issuance of a building permit, all redline comments shall be addressed and all redlined plans shall be returned to Community Planning and Development Services;**
- 3. Prior to issuance of a building permit, the applicant shall enter into an agreement securing access to the water-valve shutoff, and a Covenant Agreement for the maintenance of the proposed stormceptor shall be recorded. In addition, the Erosion and Sediment Control Plan shall be signed by the property owner in compliance with Rapid City Standard Specifications;**
- 4. All signage shall comply with the requirements of the Rapid City Municipal Code. No Light Emitting Diode (LED) message centers are being approved as a part of this request. The addition of LED message centers in the future shall require a Major Amendment to the Planned Development. A sign permit shall be obtained for each sign, and;**
- 5. This Final Planned Development shall allow construction of a second 5,550 square foot commercial structure in addition to the existing 7,020 square foot commercial retail center. All requirements of the General Commercial District shall be continually maintained unless specifically stipulated as a part of a future Major Amendment. All uses permitted in the General Commercial District shall be permitted contingent upon the provision of sufficient parking and an approved building permit. All conditional uses in the General Commercial District shall require a Major Amendment to the Planned Development.**

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.

4. No. 17PL014 - Rushmore Center

A request by Renner Associates, LLC for HDRK Properties LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 4 of Tract C of Rushmore Center, legally described as a portion of Tract C of Rushmore Center, located in Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located lying east of Luna Avenue north of E. Anamosa Street.

Planning Commission recommended that the Preliminary Subdivision Plan be approved with the following stipulations:

1. **Prior to submittal of a Final Plat application, the plat document shall be revised to include the balance of the property within the proposed lot or as a separate Drainage Lot. If a Drainage Lot is proposed, a written document shall be secured identifying maintenance and ownership of the Drainage Lot;**
 2. **Prior to submittal of a Final Plat application, the plat document shall be revised to address redline comments; and,**
 3. **The Final Plat shall continue to show the dedication of 4 additional feet of right-of-way along Luna Avenue.**
5. No. 17PL015 - LJS Subdivision
A request by Britton Engineering and Land Surveying, Inc for Jim Meier of Maple Avenue Development LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 4 of LJS Subdivision, legally described as the unplatted portion of the NW1/4 of LJS Subdivision less Lot H4 and less H5, located in the NW1/4 of the NW1/4 of Section 30, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located southeast of the North Maple Avenue and Mall Drive intersection.

Planning Commission recommended that the Preliminary Subdivision Plan be approved with the following stipulations:

1. **Upon submittal of a Development Engineering Plan application, construction plans showing street light conduit along North Maple Avenue shall be submitted for review and approval or an Exception shall be obtained. If an Exception is obtained, a copy of the document shall be submitted with the Final Plat application;**
 2. **Prior to submittal of a Final Plat application, the plat document shall show the dedication of a public water main easement for the existing water main located on the proposed lot. The easement shall be centered 10 feet on either side of the existing water main;**
 3. **Prior to submittal of a Final Plat application, the recording information for all existing easements shall be shown on the plat document;**
 4. **Prior to submittal of a Final Plat application, the plat title shall be revised to read "Formerly a portion of the NW1/4 of the NW1/4 less Lot H4 and Less Lot H5";**
 5. **Upon submittal of a Final Plat application, surety for any required subdivision improvements that have not been completed shall be posted and the subdivision inspection fees shall be paid; and,**
 6. **Prior to the City's acceptance of the public improvements, a warranty surety shall be submitted for review and approval as required. In addition, any utilities and drainage proposed outside of the dedicated right-of-way shall be secured within easement(s).**
6. No. 17PL017 - RFD Subdivision
A request by FMG, Inc for Rockerville Volunteer Fire Department to consider an application for a **Preliminary Subdivision Plan** for proposed Lot 1R of RFD

Subdivision, legally described as Lot 1 of RDF Subdivision and a portion of the S1/2 of the SW1/4 of Section 8, T1S, R7E, BHM, less RFD Subdivision, less Lot A of the SE1/4 of the SW1/4 and less right-of-way located in the S1/2 of the SW1/4 of Section 8, T1S, R7E, BHM, Pennington County, South Dakota, more generally described as being located along U.S. Highway 16.

Planning Commission recommended that the Preliminary Subdivision Plan be approved with the following stipulations:

1. **Prior to submittal of a Final Plat application, Development Engineering Plan application, the plat document shall be revised to address redline comments. In addition, the redline comments shall be returned with the Development Engineering Plan application;**
2. **Prior to submittal of a Final Plat application, the plat document shall be revised to show the dedication of 16 feet of right-of-way or a highway/utility easement along 47th Avenue West;**
3. **Prior to submittal of a Final Plat application, the applicant shall demonstrate that adequate fire flows are available or as an alternative to providing fire flows, a Covenant Agreement shall be submitted for recording at the Register of Deed's Office to ensure that fire sprinkler protection is designed and installed as per NFPA 13 throughout all new structures; and,**
4. **Prior to submittal of a Final Plat application, the plat document shall be revised to include the following statement: "Prior to obtaining a permit or constructing any structure; petitioner, his heirs, assigns or successors in interest agree to install a total wastewater containment system for each lot. Prior to installation of such system, plans stamped by a qualified person shall be submitted and approved by the City of Rapid City or Pennington County, whoever has jurisdiction. Notwithstanding the foregoing and in lieu thereof, plans for a conventional or alternative on-site wastewater system may be approved by the City of Rapid City or Pennington County, whomever has jurisdiction, subject to the review and approval of a complete report of the soils and geological investigation performed by a qualified person to demonstrate that the proposed conventional or alternative system meets all State, County and local regulations."**

*10. No. 17UR005 - Section 21, T1N, R7E

A request by BC Renovations for Ray and Shirley DeGeest to consider an application for a **Conditional Use Permit to allow an oversized garage** for Lot 12 of the E1/2 of the NE1/4 less Lot H1 and Lot 13 of the E1/2 of the NE1/4 of Section 21, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 4760 Vista Hills Drive.

Planning Commission recommended that the Conditional Use Permit to allow an over-saized garage be approved with the following stipulation:

1. **An Exception is hereby granted to allow an over-sized garage 1,219 square feet in size, larger than the footprint of the dwelling;**
2. **Upon submittal of a Building Permit, the site plan shall be revised to**

- show the installation of sidewalk along Vista Hills Drive or a Variance shall be obtained;
3. Upon submittal of a Building Permit, the driveway approach shall be designed per Rapid City Standard Detail 60-6 Rural Street Section Standard Driveway Approach;
 4. Upon submittal of a Building Permit, utility plans for water and sewer services in compliance with the Infrastructure Design Criteria Manual shall be submitted for review and approval;
 5. Prior to issuance of a Building Permit, any structures located in the right-of-way shall be removed;
 6. Prior to issuance of a Building Permit, a Floodplain Development shall be submitted for review and approval
 7. The proposed over-sized attached garage shall be constructed with the same colors and character as shown on the applicant's submitted elevations. Any change to the colors or character of the garage shall require a Major Amendment to the Conditional Use Permit; and,
 8. The Conditional Use Permit shall allow for an over-sized garage on the property. The garage shall not be used for commercial purposes or as a second residence. In addition, the garage shall not be used as a rental unit. Any change in use that is a permitted use in the Low Density Residential District shall require a building permit. Any change in use that is a Conditional Use in the Low Density Residential 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 Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.

11. No. 17VR003 - Section 20 and 29, T1N, R7E
A request by KTM Design Solutions, Inc for DKEA, LLC to consider an application for a **Vacation of a Section Line Highway** for that portion of the Section Line Highway right-of-way located in the NE1/4 of the NE1/4 of Section 29 and the SE1/4 of the SE1/4 of Section 20, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located west of the current terminus of Poppy Trail.

Planning Commission recommended that the Vacation of Right-of-Way be approved with the following stipulation:

1. **Prior to City Council approval, a revised and signed utility easement shall be submitted to Community Planning and Development Services for recording at the Register of Deed's office.**

---END OF CONSENT CALENDAR---

- *7. No. 17PD009 - Fountain Springs Business Park and Fountain Springs Golf

Course and Gardens

A request by AE2S for Black Hills Federal Credit Union to consider an application for a **Major Amendment to the Planned Development to expand parking** for Tract A of Fountain Springs Business Park and Tract B of Fountain Springs Golf Course and Gardens Less Tract 13R2 of S. G. Interstate Plaza, located in the N1/2 of Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 2700 N. Plaza Drive.

Fisher presented the application noting the Major Amendment to a Planned Development to expand parking will also expand the boundaries of the existing Planned Development; the Preliminary Subdivision Plan (17PL018) to subdivide the current lots from two lots to three lots; and, the Rezoning from General Agricultural District to Light Industrial District (17RZ011) to rezone that portion of the property that was previously a part of the golf course in order to allow the parking lot expansion. Fisher stated that when the Planned Development was originally approved it was with a reduction in parking and that this expansion will provide additional parking for the site. Fisher clarified that the rezoning incorporates the area into the existing Planned Development which is zoned Light Industrial District and that is in compliance with the Future Land Use Plan.

Fisher stated that it had been brought to staff's attention that there is a long standing Affidavit of Easement ensuring the right-of-way access of a neighboring property owner to North Plaza Drive. Fisher noted that the stipulations for the Preliminary Subdivision Plan (17PL018) have been revised to include a stipulation to ensure that the easement be addressed prior to submittal of the Development Engineering Plans. Fisher stated that with the change to the stipulations for the Preliminary Subdivision Plan (17PL018), staff recommends that the **Major Amendment to the Planned Development to expand parking** be approved with stipulations; the **Rezoning from General Agricultural District to Light Industrial District** be approved in conjunction with the Major Amendment to a Planned Development and the **Preliminary Subdivision Plan** be approved with stipulations.

Hoogestraat moved, Rolinger seconded and unanimously carried to approve the requested Major Amendment to the Planned Development in conjunction with the associated Rezone and with the following stipulations:

- 1. The previously approved Exception to increase the height of the structure from 45 feet to 53 feet, 4 ³/₄ inches is hereby acknowledged;**
- 2. The previously approved Exception to decrease the minimum required parking aisle width for existing parking from 26 feet to 24 feet is hereby acknowledged. All parking proposed as a part of this expansion shall comply with the requirements of the Rapid City Municipal Code;**
- 3. Planning Commission approval of the existing LED message center is hereby acknowledged. Prior to issuance of a building permit or submittal of a Final Plat application, the existing sign shall be relocated in compliance with the Rapid City Sign Code, or an**

- agreement shall be executed with the City to allow the encroaching sign to remain within the proposed right-of-way until such time as the City determines that the sign must be removed. All signage shall comply with the requirements of the Rapid City Municipal Code. Additional LED signage shall require a Major Amendment to the Planned Development. A sign permit shall be obtained for each sign;
4. Prior to issuance of a Building Permit, revised plans shall be submitted that provide a lot coverage calculation for the site. Lot coverage of existing and proposed structures and pavement shall not exceed 75 percent or an Amendment to the Planned Development shall be obtained;
 5. Prior to issuance of a building permit, revised plans shall be submitted that provide additional stormwater drainage information regarding culvert sizing and discharge from stormwater quality ponds, and verifying stormwater discharge onto adjacent property;
 6. Prior to issuance of a building permit, all redline comments shall be addressed and redlined plans shall be returned to Community Planning and Development Services, and;
 7. This Final Planned Development shall allow for the expansion of parking for a financial institution. All requirements of the Light Industrial District shall be continually maintained unless specifically stipulated as a part of this Major Amendment or a future Major Amendment. All uses permitted in the Light Industrial District shall be permitted contingent upon the provision of sufficient parking and an approved building permit. All conditional uses in the Light Industrial District shall require a Major Amendment to the Planned Development. (9 to 0 with Braun, Bulman, Caesar, Golliher, Herr, Hoogestraat, Quasney, Rolinger and Sullivan 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 Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.

8. No. 17RZ011 - Fountain Springs Business Park and Fountain Springs Golf Course and Gardens

A request by AE2S for Black Hills Federal Credit Union to consider an application for a **Rezoning from General Agricultural District to Light Industrial District** for a portion of Tract B of Fountain Springs – Golf Course and Gardens located in the N1/2 of Section 27, Township 2 North, Range 7 East of the Black Hills Meridian, City of Rapid City, Pennington County, South Dakota as recorded in Plat Book 23, Page 178 in the office of the Pennington County Register of Deeds being more particularly described as follows: Beginning at the northwesterly corner of said Tract B along the southerly right-of-way line of Interstate 90, said point being monumented with a rebar and cap "Davis LS3095"; Thence S00°08'01"W along the easterly line of Lot 2 of Lot 5B of the Macy Subdivision a distance of 159.04 feet to a point; Thence S42°47'22"E a

distance of 277.52 feet; Thence S31°53'58"E a distance of 424.58 feet to a point; Thence S53°27'33"E a distance of 76.50 feet to a point; Thence N85°31'17"E a distance of 20.85 feet to a point on the westerly line of Tract A of Fountain Springs Business Park as recorded in Plat Book 23, Page 178 in the office of the Pennington County Register of Deeds; Thence N04°28'43"W along the westerly line of said Tract A a distance of 156.28 feet to the northwesterly corner of Tract A, said point being monumented with a rebar; Thence S75°43'24"E along the northerly line of said Tract A a distance of 374.03 feet to a Point of Intersection along said northerly line of Tract A, said point being monumented with a rebar and cap "Fisk LS 1771"; Thence S64°39'52"E along the northerly line of said Tract A a distance of 169.62 feet to a point; Thence N23°17'16"W a distance of 68.08 feet to a point; Thence N64°40'33"W a distance of 124.26 feet to a point; Thence N03°59'13"E a distance of 105.79 feet to a point on the northerly line of said Tract B coincident with the southerly right-of-way line of Interstate 90; Thence along a curve concave to the northeast, having a chord bearing of N57°21'51"W, a chord distance of 1028.91 feet, a radius of 2441.85 feet and an arc length of 1036.68 feet to the Point-of-Beginning, said curve is the southerly right-of-way line of Interstate 90, more generally described as being located at 2700 N. Plaza Drive.

Hoogestraat moved, Rolinger seconded and unanimously carried to recommend that the request to rezone property from General Agriculture District to Light Industrial District be approved in conjunction with the associated Major Amendment to the Planned Development. (9 to 0 with Braun, Bulman, Caesar, Gollither, Herr, Hoogestraat, Quasney, Rolinger and Sullivan voting yes and none voting no)

9. No. 17PL018 - Fountain Springs Business Park and Fountain Springs Golf Course and Gardens

A request by AE2S for Black Hills Federal Credit Union to consider an application for a **Preliminary Subdivision Plan** for proposed Tract A Revised of Fountain Springs Business Park and Tracts B and B2 of Fountain Springs - Golf Course and Gardens, legally described as Tract A of Fountain Springs Park and Tract B of Fountain Springs Golf Course and Gardens Less Tract 13R2 and S. G. Interstate Plaza, located in the N1/2 of Section 27, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 2700 N. Plaza Drive.

Hoogestraat moved, Rolinger seconded and unanimously carried to recommend that the Preliminary Subdivision Plan be approved with the following stipulations:

- 1. Prior to submittal of a Final Plat application, the existing sign that will be located in the N. Plaza Drive right-of-way as a result of this plat shall be relocated outside of the proposed right-of-way in compliance with Chapter 17.50.080 of the Rapid City Municipal Code or the applicant shall enter into an agreement with the City to allow the sign to remain in its current location until such time as the City determines that the right-of-way is needed; and,**
- 2. Upon submittal of a Final Plat application, the plat document shall**

continue to show the dedication of 17 feet of additional right-of-way along N. Plaza Drive as proposed;

3. **Prior to submittal of a Development Engineering Plan application, the street right of way as per the Affidavit of Easement recorded in Book 43, Page 846 at the Register of Deed's Office shall be addressed. (9 to 0 with Braun, Bulman, Caesar, Golliher, Herr, Hoogestraat, Quasney, Rolinger and Sullivan voting yes and none voting no)**

12. No. 17TI001 - Rainbow Ridge Subdivision

A request by Doyle Estes and Kathy Johnson for DTH, LLC to consider an application for a **Resolution approving Revision #2 Project Plan Reallocating Project Costs for Tax Increment District No. 54** for a parcel of land in the S1/2 NE1/4 including right-of-way, Section 23, T2N, R7E; N1/2 SW1/4 including right-of-way, Section 24, T2N, R7E; and Lots 6 thru 17 of Block 5 including right-of-way, all of Block 10 including right-of-way, all of Block 11 including right-of-way, all located in CHMH Subdivision, Section 24, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located north of Mall Drive and west of Haines Avenue.

Fisher stated that this item is being continued to the April 6, 2017 Planning Commission Meeting as the notification was not met. Fisher asked if there were any specific questions from the audience regarding this item that staff could address. There being none, requested that Planning Commission approve the continuation to the April 6, 2017 Planning Commission meeting.

Fisher clarified that Bulman would be abstaining from this item due to a conflict of interest.

Rolinger moved, Quasney seconded and carried to continue the Resolution approving Revision #2 Project Plan Reallocating Project Costs for Tax Increment District No. 54 to the April 6, 2017 Planning Commission to allow a correction to mailing notification to be complete. (9 to 0 to 1 with Braun, Caesar, Golliher, Herr, Hoogestraat, Quasney, Rolinger and Sullivan voting yes and none voting no and Bulman abstaining)

---BEGINNING OF REGULAR AGENDA ITEMS---

*13. 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 Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the southwesterly corner of Tract H of Orchard Meadows, and the point of beginning. Thence first course: N83°21'59"E, a distance of 544.47 feet; Thence second course: N74°46'00"E, a distance of 65.61 feet; Thence third course: S00°06'17"W, a distance of 146.81 feet; Thence fourth course: S45°06'12"W, a distance of 14.14 feet; Thence fifth course: N89°53'48"W, a distance of 14.67 feet; Thence sixth

course: S00°06'12"W, a distance of 52.00 feet; Thence seventh course: S89°53'48"E, a distance of 14.67 feet; Thence eighth course: S44°53'48"E, a distance of 14.14 feet; Thence ninth course: S00°06'12"W, a distance of 604.68 feet; Thence tenth course: N89°54'10"W, a distance of 625.75 feet; Thence eleventh course: N00°00'35"E, a distance of 739.61 feet; Thence twelfth course: N83°22'14"E, a distance of 23.12 feet, to the point of beginning, more generally described as being located south of SD Highway 44 East and east of Elk Vale Road.

Lacock stated that the applicant has requested that the item be continued to the April 20, 2017 Planning Commission meeting to address design issues.

Rolinger moved, Gollhofer seconded and unanimously carried to continue the Initial Planned Development Overlay to allow an apartment complex be to the April 20, 2017 Planning Commission Meeting at the applicants request. (9 to 0 with Braun, Bulman, Caesar, Gollhofer, Herr, Hoogestraat, Quasney, Rolinger and Sullivan 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 Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.

*14. No. 17PD006 - Regional Hospital Addition

A request by Crunk Engineering LLC for Rapid City Regional Hospital to consider an application for a **Major Amendment to a Planned Development Overlay to Expand hospital services and parking** for Tract H of Regional Hospital Subdivision, located in the SW1/4 of Section 12, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 353 Fairmont Boulevard.

Lacock presented the application and reviewed the associated slides stating that there are not Exceptions being requested. Lacock noted that this is Phase II of a multi-phased project. Phase IIA includes the construction of a lobby, a new Emergency Room Department, and a bed tower with 64 beds to be phased in. Phase IIB is another parking garage with 481 parking spaces, 94 surface parking spaces which will be linked to the parking structure currently under construction and a medical office building. Lacock stated that parking has been an issue and the applicant has stated that they will not begin the construction of this tower until sufficient parking has been completed. It was noted that the Traffic Impact Study must to be resubmitted for review and approval prior to issuance of a Building Permit. Lacock stated that staff is excited for this project and recommends that the **Major Amendment to a Planned Development Overlay to Expand hospital services and parking** be approved with the noted stipulations.

Will Crunk, Crunk Engineering, LLC, in response to a question confirmed that the parking lot is for both visitors and employees and explained the proposed

layout and usage of the tower expansion and the placement of the helipad on the roof of the new tower. Crunk confirmed that the new access to the facility will be from the Third Street side.

Rolinger, Hoogestraat

Rolinger moved, Hoogestraat seconded and unanimously carried to approve the Major Amendment to a Planned Development to expand hospital services and parking with the following stipulations:

- 1. Prior to submittal of a Building Permit, the plans shall be revised addressing redlined comments;**
- 2. Prior to submittal of a Building Permit, a revised Traffic Impact study shall be submitted for review and approval, including improvements identified within the approved Traffic Impact Study;**
- 3. Upon submittal of a Building Permit, construction plans for any proposed public improvements shall be submitted for review and approval;**
- 4. All signage shall comply with the requirements of the Rapid City Sign Code. No electronic or Light Emitting Diode (LED) signage is being approved as a part of this Major Amendment to a Planned Development. The addition of electronic or LED signage shall require a Major Amendment to the Planned Development. A sign permit is required for any new signs; and,**
- 5. The Major Amendment to a Planned Development shall allow the expansion of the Rapid City Regional Hospital to include: a new lobby, emergency room, medical offices, bed tower, and parking garage. Any future expansion shall require a Major Amendment to the Planned Development. Any conditional use shall require the review and approval of a Major Amendment to the Planned Development. (9 to 0 with Braun, Bulman, Caesar, Gollither, Herr, Hoogestraat, Quasney, Rolinger and Sullivan 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 Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.

15. No. 17RZ010 - Schlottman Addition

A request by Fisk Land Surveying and Consulting Engineers, Inc for Waste Connections, Inc. to consider an application for a **Rezoning from General Commercial District to Light Industrial District** for Lots X and Y of Tract A of Schlottman Addition, located in Section 5, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 2510 E. St. Patrick Street.

Lacock presented the application and reviewed the associated slides. Lacock noted that the current development of Johnson Ranch Subdivision to the southeast shows the need to retain the buffer of General Commercial District

between the growing Residential Districts and the Light Industrial District. Lacock noted that there is currently no development on the property. Lacock stated that the Rezoning does not support the revitalization of a Mixed Use Corridor as identified in the Comprehensive Plan and staff recommends that the application be denied.

In response to questions from Herr, Fisher reviewed some of the uses allowed in Light Industrial District, noting that staff feels a number of those are inappropriate adjacent to residential uses. Fisher clarified that the office uses are allowed in the General Commercial District but the storage and trucking require Light Industrial District zoning. Fisher stated that the application is not in association with a Planned Development but that it could be considered as an option.

Janelle Finck, Fisk Land Surveying and Engineering, stated that she represents the parties involved in the application, Waste Connection, Inc and Epic Outdoor Advertising. Finck reviewed the area and uses of the property owned by the applicants. Finck stated that the idea is to expand their services and reviewed the services the business provides to the city. Fink reviewed the surrounding zoning showing that a large area to the north and east of the area zoned General Commercial District are zoned Light Industrial District. Finck noted the petitions supporting the Rezoning request and numerous other reasons for supporting this request.

Quasney stated that he recognizes the vital services provided by the applicant but stated that there is potential for the Rezoning to create an issue for the future and he would be supporting the denial.

Bulman spoke to her concerns for the need to retain the controlled zoning adjacent to entrance corridors and the industrial use and traffic in such close association with residential uses stating that the Planning Commission's responsibility is to protect the community as a whole.

Hoogestraat stated that he supports the Rezoning but asked if the applicant would consider a Planned Development.

In response to questions from Caesar regarding how the Rezone would impact the traffic on East St. Patrick Street, Fisher further discussed the access and usage issues.

In response to a question from Rolinger, Fisher confirmed it was possible to place this within a Planned Development to help ensure the use and layout of the property.

Discussion followed regarding the potential of a Planned Development.

Bulman moved to approve the denial, Quasney seconded. No action was taken on the motion.

Herr made a substitute motion to approve the Rezoning with a Planned Development Designation, Rolinger seconded. No action was taken on the motion.

Bulman requested that the applicant consider continuing this item to allow the applicant to prepare the Planned Development for review by the Planning Commission for the layout and design of the property and the expansion of existing operations.

Caesar clarified that she is concerned with the expansion of the Light Industrial District toward the residential uses.

Discussion followed.

Rolinger made a second substitute motion to continue the item to the April 20, 2017 Planning Commission meeting to be heard in conjunction with an Initial Planned Development Overlay, Bulman seconded.

Braun requested a roll call vote be called.

Rolinger moved, Bulman seconded to continue the Rezoning from General Commercial District to Light Industrial District to the April 20, 2017 Planning Commission meeting to be heard in conjunction with an Initial Planned Development. (7 to 2 with Braun, Gollhofer, Herr, Hoogestraat, Quasney, Rolinger and Sullivan voting yes and Bulman and Caesar voting no)

*16. No. 17PD010 - Highland Park Subdivision

A request by Rosenbaum Signs for Springfield Sign to consider an application for a **Major Amendment to a Planned Development to allow an electronic reader board in the General Commercial District** for Lot 1 less Lot H1 of Block 1 of Highland Park Subdivision, located in Section 11, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 2501 Mt. Rushmore Road.

Lacock presented the application and reviewed the associated slides noting that a previously approved Minimal Amendment had granted Exceptions for reduced parking and the reduction of stacking lanes by less than 20 percent for the existing Planned Development. Lacock reviewed the sign package stating that it is in compliance with the Sign Code, but since it is located in a Planned Development and contains an electronic message board it requires review by the Planning Commission. Lacock noted that although the sign is allowed by the Sign Code. However, it is located within an Entrance Corridor where pole signs and electronic reader boards are discouraged. Staff recommends that if the Planning Commission finds the electronic reader board is appropriate the Major Amendment to a Planned Development to allow an electronic reader board in the General Commercial District be approved with stipulations.

Debra Jensen, 913 Mount Rushmore, reviewed the Mount Rushmore Road

Group history and her concerns as to the use of reader board signs in the Mt. Rushmore Road corridor contrary to the recommendation of the adopted Comprehensive Plan.

Quasney spoke to his concern regarding the look and design associated with the use of electronic reader boards noting that the other Culver's restaurant located in Rushmore Crossing does not have any electronic reader board and asked that this not be approved.

Bulman spoke to her thoughts on the use of electronic reader boards and pole signs and that she does not support the request.

Braun requested a roll call vote be called.

Hoogestraat moved, Rolinger seconded and carried to deem that the location of the proposed electronic reader board sign appropriate, that the Major Amendment to a Planned Development to allow an electronic reader board in the General Commercial District be approved with the following stipulations:

- 1. Acknowledge the previously granted Exception to reduce the minimum required parking from 45 parking spaces to 43 parking spaces;**
- 2. Acknowledge the previously granted Exception to reduce the minimum required stacking spaces from seven to six;**
- 3. The Major Amendment to a Planned Development shall allow the sign package to be expanded to allow an electronic reader board sign measuring 36 square feet in size. In particular, the electronic reader board sign shall be designed in compliance with the lighting and display standards set forth in the Rapid City Municipal Code. All signage shall comply with the requirements of the Rapid City Sign Code. An increase in size or any new electronic or LED signage shall require a Major Amendment to the Planned Development. A sign permit is required for any new signs; and,**
- 4. All uses permitted in the General Commercial District shall be permitted, contingent upon sufficient parking being provided and an approved Building Permit. Any 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. (6 to 3 with Braun, Caesar, Gollhofer, Herr, Hoogestraat, Rolinger and voting yes and Bulman, Quasney and Sullivan 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 Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.

A request by Sperlich Consulting, Inc for John Parker to consider an application for a **Conditional Use Permit to allow a car wash and an electronic reader board in the General Commercial District** for Lots 2, 3, 4 and 5 of Tract A of Northern Heights Subdivision, located in the SW1/4 of Section 25, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located west of the intersection of Haines Avenue and Curtis.

Lacock presented the application and reviewed the associated slides noting that the applicant had held a neighborhood meeting to inform the neighborhood of the plans for the property. Lacock disclosed that a neighbor had voiced concerns regarding the landscaping and the loss of trees on the property. Lacock stated that due to the placement of the new sewer service line, the screening fence and landscaping, the trees in question are not able to be retained. Lacock noted that the sign package includes two pole signs with one pole sign including an electronic reader board. Lacock presented staff recommendation that the Conditional Use Permit to allow a car wash and an electronic reader board in the General Commercial District be approved with stipulations.

Kale McNaboe, Sperlich Consulting, Inc., reviewed the layout and design of the carwash operation explaining that the design is for security so that the user or the operator can be enclosed within the shelter rather than exposed.

Drew left the meeting at this time

In response to questions on the sign package, Lacock clarified that the sign package is within the signage allowed. It is only because of the Conditional Use Permit that the signage is being reviewed by the Planning Commission.

Bulman stated that she does not support the pole signs and as such may not be able to support the request.

In response to Quesnay's comments on pole signs within an Entrance Corridor Lacock clarified that the property is not located within an Entrance Corridor.

Rolinger moved to continue beyond 9:00 Bulman seconded and unanimously carried to approve. (9 to 0 with Braun, Bulman, Caesar, Gollither, Herr, Hoogestraat, Quasney, Rolinger and Sullivan voting yes and none voting no)

John Parker, owner of has facility, clarified that the reader board is designed to utilize the existing trophy shop pole sign and the second pole sign at the northern end of the property would be in place of the current billboard sign that is currently leased, noting that the lease is anticipated to expire at the end of the year and would be removed.

In response to a question from Caesar regarding the two signs, McNaboe clarified that the billboard sign currently located on the property is currently leased out and is anticipated to remain leased through the end of the year.

Hoogestraat moved, Rolinger seconded to determine that the electronic reader board sign is appropriate for this location and approved the Conditional Use Permit to allow a carwash and an electronic reader board sign in the General Commercial District with the following stipulation(s):

1. A six foot high ornamental screening fence shall be constructed along the west property line. The fence shall be maintained in good condition and be repaired when needed. In addition, the sound barrier wall shall be constructed as proposed;
2. A minimum 25 foot rear yard setback shall be maintained along the west property line. Any reduction in the minimum required rear yard setback shall require a Variance;
3. Upon submittal of a Building Permit, an irrigation plan for the landscape buffer shall be submitted for review and approval. The 10 evergreen trees shall be a minimum of six feet in height at the time of planting and shall be maintained in a live vegetative state;
4. Upon submittal of a Building Permit, the plans shall be revised to show the two northern approaches to be a maximum 16 feet in width with one approach signed for entry and the other for exit;
5. Upon submittal of a Building Permit, the construction plans shall be revised to provide a profile view of the four-inch water service and the four-inch sewer service;
6. Upon submittal of a Building Permit, a notarized letter from the adjacent property owner shall be submitted acknowledging and approving the relocation of the sanitary sewer service;
7. Prior to issuance of a Building Permit, recorded temporary construction easements shall be submitted as necessary for all proposed work outside of the subject property;
8. Prior to issuance of a Building Permit, a Developmental Lot Agreement shall be submitted for recording or a Lot Line Consolidation Plat shall be approved;
9. The Conditional Use Permit shall allow an electronic reader board sign measuring 48 square feet in size. All signage shall comply with the requirements of the Rapid City Sign Code. An increase in size or any new electronic or LED signage shall require a Major Amendment to the Planned Development. A sign permit is required for any new signs; and,
10. The Conditional Use Permit shall allow for a tunnel carwash with 25 vacuum spaces. Any expansion of the carwash shall require a Major Amendment to the Conditional Use Permit. All uses permitted in the General Commercial District shall be permitted, contingent upon sufficient parking being provided and an approved Building Permit. Any 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 Conditional Use Permit. (7 to 2 with Braun, Caesar, Gollhofer, Herr, Hoogestraat, Rolinger and Sullivan voting yes and Bulman and Quasney 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 Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.

18. No. 17CA001 - Amendment to Rapid City Comprehensive Plan adopting the Robbinsdale Park Master Plan

A request by City of Rapid City Parks Department to consider an application for an **Amendment to Rapid City Comprehensive Plan adopting the Robbinsdale Park Master Plan** for Robbinsdale Park less Lot 1 of Robbinsdale Park Addition, located in Section 7, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 626 E. Fairmont Boulevard.

Alex DeSmidt, Landscape Architect for the Rapid City Parks Department, presented the Amendment for the Robbinsdale Park Master Plan stating that it has been over 20 years since the last master plan for this park which is one of the few parks located outside of the City Greenway. Desmidt noted that it addresses many of the issues with the park including surfaces, parking, drainage and neighborhood requests and concerns.

DeSmidt reviewed the proposed design for the master plan identifying the division of the park area into three major sections of neighborhood use, BMX track and baseball fields and the nature park and prairie grass area. DeSmidt noted that the plan proposes to redesign the road through the park, to move the access further east on Fairmont Boulevard and to expand parking.

Bulman commended everyone involved in the process stating that it will be an improvement for the community's parks and the city as a whole.

In response to questions from Quasney, DeSmidt stated that the movement of the entrance will require a traffic impact study and that they will work with the staff to address these impacts.

Bulman moved, Rachel seconded and unanimously carried to recommend approving the Amendment to Rapid City Comprehensive Plan by adopting the Robbinsdale Park Master Plan. (9 to 0 with Braun, Bulman, Caesar, Gollhofer, Herr, Hoogestraat, Quasney, Rolinger and Sullivan voting yes and none voting no)

19. Discussion Items

None

20. Staff Items

A. Fisher notified the Planning Commission that this is Rob Laroco's last meeting as he is leaving to take a position with the City of Omaha. She thanked Laroco for all his work for the City and wished him the best.

21. Planning Commission Items
None

22. Committee Reports

- A. City Council Report (March 6, 2017)
The City Council concurred with the recommendations of the Planning Commission:
- B. Building Board of Appeals
- C. Capital Improvements Subcommittee
- D. Tax Increment Financing Committee

There being no further business, Bulman moved, Rolinger seconded and unanimously carried to adjourn the meeting at 9:19 a.m. (9 to 0 with Braun, Bulman, Caesar, Golliher, Herr, Hoogestraat, Quasney, Rolinger and Sullivan voting yes and none voting no)