

MINUTES OF THE  
RAPID CITY PLANNING COMMISSION  
June 8, 2017

MEMBERS PRESENT: Karen Bulman, Racheal Caesar, Mike Golliher, John Herr, Galen Hoogestraat, Curt Huus, Mike Quasney, Kimberly Schmidt and Gerald Sullivan. Darla Drew, Council Liaison was also present.

MEMBERS ABSENT: Erik Braun and Steve Rolinger.

STAFF PRESENT: Vicki Fisher, Fletcher Lacock, Tim Behlings, Ted Johnson, Carla Cushman and Andrea Wolff.

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

**Bulman 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 3 and 4 be removed from the Consent Agenda for separate consideration.**

**Motion by Schmidt seconded by Quasney and unanimously carried to recommend approval of the Consent Agenda Items 1 thru 6 in accordance with the staff recommendations with the exception of Items 3 and 4. (9 to 0 with Bulman, Caesar, Golliher, Herr, Hoogestraat, Huus, Quasney, Schmidt and Sullivan voting yes and none voting no)**

---CONSENT CALENDAR---

1. Approval of the May 25, 2017 Planning Commission Meeting Minutes.
2. No. 11TI001 - South Robbinsdale Tax Increment  
A request by City of Rapid City to consider an application for a **Resolution Dissolving Tax Increment District No. 71** for Lot H2 in Government Lot 2 of Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, as recorded in Highway Plat Book 10, Page 136; Lot H2R in the NE1/4 of Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, as recorded in Highway Plat Book 10, Page 137; A portion of Lot H1 & all of Lot H2 in Parcel A of MJK Subdivision, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, as recorded in Highway Plat Book 9, Page 85, and in amended plat as recorded in Highway Plat Book 9, Page 97; Lot H2 in the SE1/4 of the SE1/4, Section 18, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, as recorded in Highway Plat Book 6 Page 7; A portion of Section Line Right-of-Way located along the Section Line common to Sections 18 and 19, in the SE1/4 of the SE1/4 of Section 18, and in the N1/2 of the NE1/4, Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota; Lot H2 in the E1/2 of the NW1/4 of Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, as recorded in Highway Plat Book 11, Page

168; Lot H1 in the NW1/4 of the SW1/4 of Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, as recorded in Highway Plat Book 6, Page 16; Lot H1 in the E1/2 of the NW1/4 of Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, as recorded in Highway Plat Book 6, Page 5; Lot H1 in the SW1/4 of the NW1/4 of Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, as recorded in Highway Plat Book 6, Page 15; Lot H5 in the N1/2 of the NE1/4 of Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, as recorded in Highway Plat Book 10, Page 120; Lot H1 in the NW1/4 of the NE1/4 and Lot H2 of the NE1/4 of the NE1/4 of Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, as recorded in Highway Plat Book 6, Page 6; A portion of Lot H4 in Lot H3 in the NE1/4 of Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, as recorded in Highway Plat Book 10, Page 109; Lot H2 in the SW1/4 of the SW1/4 of Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, as recorded in Highway Plat Book 11, Page 129; Lot H2 in the NE1/4 of the SE1/4 of Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, as recorded in Highway Plat Book 12, Page 32; Lot H2 in the NW1/4 of the SE1/4 of Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, as recorded in Highway Plat Book 12, Page 31; Lot H1 in the SW1/4 of the SW1/4 of Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, as recorded in Highway Plat Book 6, Page 22; Lot H1 in the N1/2 of the SW1/4 of Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, as recorded in Highway Plat Book 6, Page 11; Lot H1 in the N1/2 of the SE1/4 of Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, as recorded in Highway Plat Book 6, Page 14; Lot H1 in the SE1/4 of the NW1/4 of Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, as recorded in Highway Plat Book 6, Page 12; Lot H1 in the S1/2 of the NE1/4 of Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, as recorded in Highway Plat Book 6, Page 13; A portion of Section Line Right-of-Way located along the Section Line common to Sections 19 and 24, in the SW1/4 of the NW1/4 and the NW1/4 of the SE1/4 of Section 19, T1N, R8E, and in the SE1/4 of the NE1/4 and the NE1/4 of the SE1/4, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota; A portion of Section Line Right-of-Way located along the Section Line common to Sections 23 and 24, in the W1/2 of the SW1/4 of Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota; Stumer Road public right-of-way located in the S1/2 NE1/4 of Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota as recorded in Plat Book 34 Page 86 (1&2) and Stumer Road, Black Hills Boulevard, and Bald Eagle Lane public right-of-way located in the SW1/4 NE1/4 and the SE1/4 NW1/4 of Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota as recorded in Plat Book 33 Page 146 (1&2), The unplatted portion of the NE1/4 and the unplatted portion of the E1/2 of the NW1/4, Section 19, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota; Lots 1 and 3 of Block 1, Lots 1-4 of Block 2, Fifth Street Office Plaza, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota; The unplatted portion of the S1/2 of the N1/2 of the NE1/4, and the unplatted portion of the S1/2 of the NE1/4, Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota; and Lots 1, 2A, 3, and 4, Block 1, Lots 7 and 8 of Block 2, and Lot 1, Block 3, Black Hill Center,

Section 24, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located east of U.S. Highway 16, west of S.D. Highway 79 and north and south of Catron Boulevard.

**Planning Commission recommended that the Resolution for the Dissolution of Tax Increment District No. 71 be approved.**

\*5. No. 17PD020 - Terracita Highlights Subdivision

A request by Scull Construction Services, Inc for Cory and Jolene Graper to consider an application for a **Major Amendment to a Planned Development Overlay to allow an oversized garage** for Lot 20 of Block 3 in Terracita Highlights Subdivision, located in Section 14, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1364 Alta Vista Drive.

**Planning Commission approved the Major Amendment to a Planned Development to allow an oversized garage with the following stipulations:**

- 1. An Exception is hereby granted to allow an oversized garage of 2,350 square feet in lieu of the maximum 1,500 square feet;**
- 2. Upon submittal of a Building Permit, a surveyed site plan of the existing and proposed structures shall be submitted; and,**
- 3. The Major Amendment to a Planned Development shall allow an oversized garage. The proposed structure 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 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.***

6. No. 17PL050 - Auburn Hills Subdivision

A request by Sperlich Consulting, Inc for DOECK LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 8 and 9 f Block 5, Lots 6 thru 8 of Block 7, Lots 2 thru 6 of Block 12 and Lots 1 thru 4 of Block 13 of Auburn Hills Subdivision, legally described as a portion of the NW1/4 of the SW1/4 of Section 13, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at the western terminus of Coal Bank Drive and south of Misty Woods Lane.

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

- 1. Upon submittal of a Development Engineering Plan application, the**

redline comments shall be addressed. In addition, the redline comments shall be returned with the Development Engineering Plan application. The revised plans shall be to a readable scale;

2. Prior to approval of the Development Engineering Plan application, submitted engineering reports required for construction approval shall be accepted and agreements required for construction approval shall be executed if subdivision improvements are required. In addition, permits required for construction shall be approved and issued and construction plans shall be accepted in accordance with 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;
3. Upon submittal of a Development Engineering Plan application, construction plans for Misty Woods Lane and Coal Bank Drive shall be submitted for review and approval showing the streets located in a minimum 52 foot wide right-of-way and constructed with a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer in compliance with the Infrastructure Design Criteria Manual and the Rapid City Municipal Code or an Exception shall be obtained. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application;
4. Upon submittal of a Development Engineering Plan application, construction plans for the section line highway shall be submitted for review and approval showing the dedication of half the right-of-way for a local street, or 26 feet, and showing the construction of a minimum 26 foot wide paved surface, curb, gutter, sidewalk, street light conduit, water and sewer in compliance with the Infrastructure Design Criteria Manual and the Rapid City Municipal Code or an Exception shall be obtained or the section line shall be vacated. If an Exception is obtained a copy of the approved document shall be submitted with the Development Engineering Plan application. In addition, if the section line highway is not vacated, the plat document must be revised to ensure that a building envelope exists on the adjacent lots;
5. Upon submittal of a Development Engineering Plan application, water plans and analysis prepared by a Registered Professional Engineer shall be submitted for review and approval in accordance with the Infrastructure Design Criteria Manual. The design report shall demonstrate that the water service is adequate to meet estimated domestic flows and required fire flows to support the proposed development. In addition, utility easements shall be provided as needed;
6. Upon submittal of a Development Engineering Plan application, a sewer design report prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual shall be submitted for

review and approval. The design report shall demonstrate that the sanitary sewer capacity is adequate to meet estimated flows and provide sufficient system capacity in conformance with the Infrastructure Design Criteria Manual. The design report shall also provide an analysis of the entire sewer basin that will be served by the main in Coal Bank Drive. Utility easements shall also be provided as needed;

7. Upon submittal of a Development Engineering Plan application, a drainage plan and report prepared by a Registered Professional Engineer as per the Infrastructure Design Criteria Manual and the Rapid City Municipal Code shall be submitted for review and approval for the proposed subdivision improvements. The drainage report shall address storm water quantity control and storm water quality treatment. In addition, easements shall be provided as needed;
8. Upon submittal of a Development Engineering Plan application, an updated geotechnical report shall be submitted for review and approval;
9. Upon submittal of a Development Engineering Plan application, an updated Master Plan reflecting the current conditions and existing surrounding development and street network shall be submitted for review and approval;
10. Prior to approval of the Development Engineering Plan application, a Development Agreement shall be entered into with the City for all public improvements;
11. Upon submittal of a Development Engineering Plan application, a cost estimate of the required subdivision improvements shall be submitted for review and approval;
12. Prior to submittal of a Development Engineering Plan application, the plat title shall be revised to show Lot 1 with a different lot number since this lot and block within Auburn Hills Subdivision already exists. The proposed revised title shall be submitted to the Register of Deed's Office for review and approval. In addition, the plat document shall reflect the approved lot notation;
13. 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).

---END OF CONSENT CALENDAR---

3. No. 17PL040 - South Terrace Subdivision

A request by KTM Design Solutions, Inc for Catron Blvd Investors, LLC to consider an application for a **Preliminary Subdivision Plan** for proposed Lots A thru D, Lots 1 thru 20 of Block 2, Lots 1 thru 15 of Block 3, Lots 1 thru 20 of Block 4, Lots 1 thru 20 of Block 5, Lots 1 thru 37 of Block 6 , Lots 1 thru 9 of Block 7, Lots 1 thru 5 of Block 8 and Lots 1 and 2 of Block 9 of South Terrace Subdivision, legally described as the SE1/4 of the NE1/4; the E1/2 of the SE1/4; the NE1/4 of the NE1/4; and a portion of Tract A of BFS Subdivision of Section

26, all located in Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located southeast of Catron Boulevard east of Mount Rushmore Road.

Fisher presented the applicant's request that this item be continued to the July 6, 2017 Planning Commission meeting.

**Hoogestraat moved, Golliher seconded and unanimously carried to continue the Preliminary Subdivision Plan to the July 6, 2017 Planning Commission Meeting. (9 to 0 with Bulman, Caesar, Golliher, Herr, Hoogestraat, Huus, Quasney, Schmidt and Sullivan voting yes and none voting no)**

4. No. 17RZ021 - Tower Ridge Subdivision

A request by Chris Olney of ARC International to consider an application for a **Rezoning from General Agricultural District to Office Commercial District** for Lot 2 of Tower Ridge Subdivision, located in Section 23, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located southeast corner of the intersection of Mt. Rushmore Road and Enchantment Road.

Lacock presented the application and reviewed the associated slides noting that staff pulled the item from the Consent Agenda due to concerns from neighboring property owners. Lacock presented staff's recommendation to approve the Rezoning from General Agricultural District to Office Commercial District.

Nancy Jensen, 5440 Plains Vista Court, spoke to her concerns with the rezoning request including increased traffic, signaling and use. Jensen requested that a Planned Development Designation be placed on this development to allow future oversight and review of the development of this property.

Steve Denison, 1316 Panorama Circle, noted that his concerns include access to Mt. Rushmore Road and Enchantment Road and increased traffic and requested a turning lane and possible signal. Denison also requested that a two story limit along Mt. Rushmore Road be enforced.

Richard Edelen, 1410 Enchantment Road, asked if surrounding property owners would be notified when construction was to begin. Fisher stated that only if the use of a proposed building required a Conditional Use Permit would notice of surrounding property owners be triggered, otherwise only a Building Permit would be required and no notice is required with a Building Permit.

Donovan Broberg, ARC International, stated that the property owner is looking at mixed use development for the area focused towards physical wellness and related services, but at this time there is no solid commitment to the actual development. He stated that the applicant is aware of and shares the concerns of the neighborhood regarding traffic and they have been working with the South Dakota Department of Transportation with regard to these issues.

**Hoogestraat moved, Schmidt seconded to recommend approval of the Rezoning from General Agricultural District to Office Commercial District. No action was taken on this motion.**

Fisher stated that there is an option for the Planning Commission to approve the Rezoning request in conjunction with a Planned Development Designation, which would allow further review of the development as it moves forward.

**Caesar offered a substitute motion to approve in conjunction with a Planned Development Designation, Golliher seconded.**

Hoogestraat stated that he is hesitant to force this into a Planned Development and asked if doing so would require a traffic study. Fisher clarified that depending upon the use, a Traffic Impact Study could be required with or without a Planned Development being required and again clarified that Planned Development would allow for additional review for both staff and the public as the development moved forward.

**Planning Commission recommended that the Rezoning from General Agricultural District to Office Commercial District be approved in conjunction with a Planned Development Designation. (8 to 1 with Bulman, Caesar, Golliher, Herr, Huus, Quasney, Schmidt and Sullivan voting yes and Hoogestraat voting no)**

**---BEGINNING OF REGULAR AGENDA ITEMS---**

\*7. No. 17PD018 - Chapel Valley Subdivision

A request by Jeff and Kate Collins to consider an application for a **Major Amendment to a Planned Development to reduce setbacks for a retaining wall** for Lot DR of Lot 16 of Block 5 of Chapel Valley, located in Section 17, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 3505 Powderhorn Circle.

Lacock presented the application and reviewed the associated slides. Lacock addressed the Exception to reduce the minimum required side yard setback from 8 feet to 2.7 feet, and the Exception to reduce the required rear yard setback from 25 feet to 6 inches stating that this request is to repair and replace the existing retaining wall which is failing noting that the Exceptions already exist but have to be approved to allow the permits to complete the repairs.

**Hoogestraat moved, Sullivan seconded and unanimously carried to approve the Major Amendment to a Planned Development to reduce the setbacks for a retaining wall with the following stipulations:**

- 1. An Exception is hereby granted to reduce the minimum required side yard setback for a retaining wall from 8 feet to 2.7 feet;**
- 2. An Exception is hereby granted to reduce the minimum required rear yard setback for a retaining wall from 25 feet to 6 inches;**

3. Upon submittal of a Building Permit, engineer stamped structural design plans shall be submitted for review and approval; and,
4. The Major Amendment to a Planned Development Overlay shall allow for a single-family dwelling. Permitted uses within the Low Density Residential District in compliance with the Parking Ordinance shall be allowed with a Building Permit. Any conditional use shall require the review and approval of a Major Amendment to the Planned Development. (9 to 0 with Bulman, Caesar, Gollither, Herr, Hoogestraat, Huus, Quasney, Schmidt 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. 17PD019 - Buffalo Crossing Subdivision

A request by Renner Associates, LLC to consider an application for a **Major Amendment to a Planned Development Overlay to reduce parking** for Lot A of Block 2 of Buffalo Crossing Subdivision, located in Section 26, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1635 Caregiver Circle.

Fisher presented the application and reviewed the associated slides noting that this is a part of the Rapid City Regional Hospital Out Reach Campus which was previously approved by the Planning Commission in March of 2017 (17PD005). This Major Amendment is removing the proposed 2<sup>nd</sup> Phase of that original Planned Development and with the reduction in use, they are requesting an Exception to reduce the minimum required off street parking from 383 spaces to 320 spaces, an Exception to revise the exterior building materials and an Exception to waive the requirement to provide a tree within the landscape islands contingent upon the landscaping being installed in compliance with the revised Landscape Plan. Fisher stated that staff believes the use calculations presented by the applicant show that although the count is below what is required by Ordinance they should still meet the parking needs. In addition, the revised landscape plan will still allow for a break of the hardscape in the parking area and the design of the building will remain in the character proposed. Fisher stated that staff recommends the Exceptions be granted and recommend that the **Major Amendment to a Planned Development Overlay to reduce parking** be approved with stipulations.

Quasney stated that he does not support the reduction of parking.

Huus reviewed the specific parking use noting that it shows that they are actually providing more than they show they need even if it is less than what the general parking calculations require.

**Hoogestraat moved, Huus seconded and carried to approve the requested**

**the Major Amendment to the Planned Development with the following stipulations:**

- 1. The Exception request to reduce the minimum required amount of off-street parking from 383 spaces to 320 spaces is hereby granted. A minimum of eight of the proposed parking spaces shall be ADA accessible with one of the ADA spaces being van accessible. All parking shall comply with the requirements of the Rapid City Parking Ordinance;**
- 2. The Exception request to revise the exterior building materials is hereby granted contingent upon the character and general aesthetic design of the building being maintained;**
- 3. The Exception request to waive the requirement to provide a tree within the landscape islands is hereby granted contingent upon the landscaping being installed in compliance with the revised Landscape Plan;**
- 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 Major Amendment to the Planned Development shall allow for the construction of a medical campus. All requirements of the General Commercial District and the previously approved Final Planned Development (File #17PD005) shall be continually met unless specifically stipulated as a part of this Major Amendment to the Planned Development or 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. (8 to 1 with Bulman, Caesar, Golliher, Herr, Hoogestraat, Huus, Schmidt and Sullivan voting yes 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.***

**\*9. No. 17PD021 - Rushmore Center**

A request by KTM Design Solutions, Inc for H and H Development Inc. to consider an application for a **Initial and Final Planned Development Overlay to allow a hotel in the General Commercial District** for Lot 4 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 northeast of the intersection of Luna Avenue and E. Anamosa and Eglin.

Lacock presented the application and reviewed the associated slides noting that the applicant is requesting an Exception to allow a height of four stories and 50 feet in lieu of the maximum allowed height of four stories and 45 feet for the center section of the buildings fascia and an Exception to reduce the minimum required parking aisle width from 26 to 24 feet contingent on the four parking spaces being designated for compact vehicles across from the front entrance of the hotel.

**Hoogestraat moved, Schmidt seconded and unanimously carried to approve the Final Planned Development Overlay to construct a hotel in the General Commercial District with the following stipulations:**

- 1. An Exception is hereby granted to allow a height of four stories and 50 feet in lieu of the maximum allowed height of four stories and 45 feet as shown on the submitted elevations;**
- 2. An Exception is hereby granted to reduce the minimum required parking aisle width from 26 feet to 24 feet contingent upon the four parking spaces being designated for compact vehicles;**
- 3. Upon submittal of a Building Permit, the applicant shall submit stormwater quality treatment calculations or demonstrate that the existing stormwater detention facility east of the property provides stormwater quality;**
- 4. All signage shall meet the requirements of the Rapid City Sign Code. No electronic or Light Emitting Diode (LED) signage is being approved as a part of this Final Planned Development Overlay. 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 Final Planned Development Overlay shall allow for a 102 room hotel. Permitted uses within the General Commercial District in compliance with the Parking Ordinance shall be allowed with a Building Permit. Any conditional use shall require the review and approval of a Major Amendment to the Planned Development. (9 to 0 with Bulman, Caesar, Golliher, Herr, Hoogestraat, Huus, Quasney, Schmidt 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.***

\*10. No. 17PD022 - Elks Crossing

A request by KTM Design Solutions, Inc for First Wesleyan Church to consider an application for a **Major Amendment to a Planned Development to allow a digital reader board sign** for Lot 4 and Lot 5 of Block 1 of Elks Crossing, located in Section 16, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located west of the northern terminus of Marlin Drive.

Lacock presented the application and reviewed the associated slides. Lacock noted that this item is before the Planning Commission per their request to review all digital reader board signs in Planned Developments. Lacock noted that the sign should be buffered from the neighboring residential area by the building and noted that the sign must either be 10 feet above ground or 10 feet back from the property line.

In response to a question from Bulman, Lacock confirmed that the proposed sign is in addition to the existing monument sign.

Bulman stated that she does not see the need for the digital sign along a high speed road. Discussion followed.

Fisher clarified that the sign is in compliance with the Sign Code and as such if the Planning Commission decides to deny this request they would need to specify the reason for denial.

**Hoogestraat moved, Sullivan seconded and carried to deem that the location of the proposed electronic reader board sign is appropriate, and approved the Major Amendment to a Planned Development to allow a digital reader board sign with the following stipulations:**

- 1. Prior to issuance of a Sign Permit, a revised sign package must be submitted identifying the height and location of the proposed digital reader board sign in compliance with the Sign Code;**
- 2. The Major Amendment to a Planned Development shall allow the sign package to be expanded to allow a two-sided electronic reader board sign measuring 90 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,**
- 3. All uses permitted in the Office Commercial District shall be permitted, contingent upon sufficient parking being provided and an approved Building Permit. Any expansion of the church or change in 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. (6 to 3 with Gollhofer, Herr, Hoogestraat, Huus, Schmidt and Sullivan voting yes and Bulman, Caesar 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.***

\*11. No. 17PD023 - Rushmore Crossing

A request by Dave Woodke for Midland Atlantic Properties to consider an application for a **Major Amendment to a Planned Development to allow a mail salon and to allow off-site employee parking** for Lot 6 of Block 3 of Rushmore Crossing, located in Section 29, T2N, R8E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 1734 Eglin Street, Suite 300.

Fisher presented the application and reviewed the associated slides stating that the proposed salon that the applicant is proposing requires more parking than is available within the parking lot. However, there are identified open parking spaces located on the south side of Eglin Street which the employees can utilize. Fisher stated that the applicant is working with staff to create a pedestrian crosswalk to enable this use safely. Fisher also noted that the applicant is currently working with Public Works staff to identify the most feasible location for the pedestrian crosswalk.

In response to a question from Bulman, Fisher confirmed that the requirement for parking for employees to be no more than 300 feet from the building is still in effect which is why this request requires a Major Amendment to the Planned Development.

**Herr moved, Hoogestraat seconded to approve the Major Amendment to the Planned Development with the following stipulations:**

- 1. Upon submittal of a building permit for the nail salon, the site plan shall be revised to include a pedestrian crosswalk on Eglin Street in an approved location and design. Prior to issuance of a Certificate of Occupancy for the nail salon, the crosswalk shall be completed;**
- 2. Prior to issuance of a building permit, a parking agreement shall be entered into securing the off-site parking. The parking agreement shall be reviewed and approved by the City;**
- 3. This Major Amendment to the Planned Development shall allow a nail salon within the commercial structure located on the property. All requirements of the General Commercial District and the previously approved Final Planned Development (File #13PD009) shall be continually met unless specifically stipulated as a part of this Major Amendment to the Planned Development or 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. (9 to 0 with Bulman, Caesar, Gollhofer, Herr, Hoogestraat, Huus, Quasney, Schmidt 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.***

12. Discussion Items  
None
13. Staff Items  
None
14. Planning Commission Items  
None

**There being no further business, Hoogestaat moved, Caesar seconded and unanimously carried to adjourn the meeting at 8:07 a.m. (9 to 0 with Bulman, Caesar, Golliver, Herr, Hoogestraat, Huus, Quasney, Schmidt and Sullivan voting yes and none voting no)**