

Zoning Board of Adjustment - Agenda #1
and
City of Rapid City Planning Commission – Agenda #2
November 22, 2016- 7:00 A.M.
City Council Meeting Room
300 Sixth Street
Rapid City, SD 57701

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.

The City/School Administrative Building doors open at 6:45 a.m. on meeting dates

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
November 22, 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, November 22, 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.

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AGENDA # 2

City of Rapid City Planning Commission
November 22, 2017 - 7:00 A.M.
City Council Meeting Room
300 Sixth Street
Rapid City, SD 57701

***The City/School Administrative Building doors open at 6:45 a.m. on meeting dates ***

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 November 9, 2017 Planning Commission Meeting Minutes.
2. No. 17PL106 - Clemmons Addition
A request by Britton Engineering and Land Surveying Inc for Hewey Clemmons to consider an application for a **Preliminary Subdivision Plan** for proposed Lots C, D, E, F, G and H of Clemmons Addition, legally described as Lot 3 and the S1/2 of the SW1/4 less part of Lot 1 of Trask Subdivision, less Clemmons Addition and less Lot H1 of Section 14, T1N, R8E and the NE1/4 of the NW1/4 less Green Valley Estates Subdivision; the NW1/4 of the NW1/4 less Tracts 1 and 2 of Section 23, T1N, R8E, BHM, Pennington County, South Dakota, more generally described as being located southeast of the intersection of Reservoir Road and Highway 44.
3. No. 17PL110 - Anamosa Crossing Subdivision
A request by Fisk Land Surveying & Consulting Engineers, Inc for Cory Brown of Redline Automotive, Inc. to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1A and 1B of Anamosa Crossing Subdivision, property generally described as being located north of the

intersection of Lando Lane and Camden Drive.

4. No. 17PL118 - Brielle Subdivision
A request by Sperlich Consulting, Inc for Tony Marshall to consider an application for a **Preliminary Subdivision Plan** for proposed Lots 5 thru 19 of Brielle Subdivision, property generally described as being located northeast of the intersection of Fairmont Boulevard and Tower Road.
- *5. No. 17UR023 - Airport Addition
A request by Judy Domalewski for Black Hills Works, Inc. to consider an application for a **Conditional Use Permit to allow a group home** for property generally described as being located 314 Wright 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.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

- *6. No. 17PD051 - Rypkema Subdivision and Poplar Subdivision
A request by Fisk Land Surveying and Consulting Engineers, Inc for Brian Wagner of Industrial Leasing and Rentals LLC to consider an application for a **Final Planned Development Overlay to allow an industrial equipment sales and repair establishment** for property generally described as being located 1002 E. Omaha 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.

- *7. No. 17PD052 - Schlottman Addition
A request by Fisk Land Surveying and Consulting Engineers, Inc for Waste Connections of South Dakota, Inc. to consider an application for a **Final Planned Development Overlay to allow an outdoor storage area** for property generally described as being located 2510 E. Saint Patrick 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.

8. No. 17PL117 - Belle Vista Estates
A request by KTM Design Solutions, Inc for Dakota Hills Trailer Sales, LLC to

consider an application for a **Preliminary Subdivision Plan** for proposed Lots 1 thru 18 of Bella Vista Estates, property generally described as being located 6061 Covenant Drive.

9. No. 17RZ030 - Section 29, T1N, R7E
A request by KTM Design Solutions, Inc for Storage Place, Inc. to consider an application for a **Rezoning from No Use District to Office Commercial District** for property generally described as being located southwest of the intersection of Dunsmore Road and Portrush Road.
10. No. 17RZ034 - Section 29, T1N, R7E
A request by KTM Design Solutions, Inc for Dean Hamm Trust to consider an application for a **Rezoning from No Use District to Low Density Residential District II** for property generally described as being located southeast of the intersection of Muirfield Drive and Portrush Road.
11. No. 17VR008 - Brielle Subdivision
A request by Sperlich Consulting, Inc for Tony Marshall to consider an application for a **Vacation of Right-of-Way** for property generally described as being located northeast of the intersection of Fairmont Boulevard and Tower Road.
12. Discussion Items
 - A. Revised Building Access Hours
13. Staff Items
14. Planning Commission Items

DIGITAL MEDIA SUBMISSIONS FOR MEETING PRESENTATIONS

Effective May 1, 2017, digital media submissions must be provided at least 24 hours in advance of the meeting where the material will be presented. Digital media items can be submitted to the appropriate department division at least 24 hours in advance of the meeting. For Monday's Council meetings, the item should be provided no later than Friday at 5 p.m. The City reserves the right to reject any items for presentation due to digital compatibility issues or content appropriateness.