

MINUTES OF THE
RAPID CITY PLANNING COMMISSION
December 7, 2017

MEMBERS PRESENT: Erik Braun, Racheal Caesar, Mike Golliher, John Herr, Galen Hoogestraat, Curt Huus, Mike Quasney, Kimberly Schmidt, and Vince Vidal. John Roberts, Council Liaison was also present.

MEMBERS ABSENT: Karen Bulman and Justin Vangraefschepe

STAFF PRESENT: Ken Young, Vicki Fisher, Fletcher Lacock, Kip Harrington, Sarah Hanzel, Patsy Horton, Tim Behlings, Ted Johnson, 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.

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

---CONSENT CALENDAR---

1. Approval of the November 22, 2017 Planning Commission Meeting Minutes.

*2. No. 17UR024 - Rapid City Greenway Tract

A request by City of Rapid City to consider an application for a **Major Amendment to a Conditional Use Permit to allow a structure in the Flood Hazard District** for Tract 4 and the north 27 feet of vacated Flormann Street, Rapid City Greenway Tract, located in Sections 9 and 10, T1N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located in Meadowbrook Golf Course.

Planning Commission approved the Major Amendment to a Conditional Use Permit to allow a structure in the Flood Hazard District with the following stipulations:

1. **Prior to issuance of a Building Permit, a Floodplain Development Permit shall be obtained;**
2. **Any proposed 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 Major Amendment to a Conditional Use Permit. The addition of electronic or LED signage shall require a Major Amendment to the Conditional Use Permit. A sign permit is required for all signs; and,**
3. **The Major Amendment to a Conditional Use Permit shall allow for a bathroom facility to be constructed on the property. Any expansion of**

the use shall require a Major Amendment to the Conditional Use Permit. Any change in use that is a permitted use in the Flood Hazard District in compliance with the Parking Ordinance shall require a building permit. Any change in use that is a Conditional Use in the Flood Hazard 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.

3. No. 17RZ035 - Section 9, T1N, R8E

A request by City of Rapid City to consider an application for a **Rezoning from No Use District to General Agricultural District** for a portion of the N1/2 of the NW1/4, and a portion of the N1/2 of the SE1/4 of the NW1/4, Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, more fully described as follows: Commencing at the North East property Corner of Lot 7R of the SW1/4 of the NW1/4 Less Johnson Ranch Subdivision and Less Right-of-Way located in Section 9, T1N, R8E, BHM, Rapid City, Pennington County, South Dakota, and the point of beginning; Thence first course: S84°14'05"E, a distance of 152.90 feet; Thence second course: on a curve turning to the left with an arc length of 68.71 feet, with a radius of 409.00 feet, with a chord bearing of S00°57'08"W, with a chord length of 68.63 feet; Thence third course: S03°51'39"E, a distance of 435.36 feet; Thence fourth course: S00°47'03"W, a distance of 147.77 feet; Thence fifth course: N87°59'56"W, a distance of 203.46 feet; Thence sixth course: N02°10'37"E, a distance of 659.48 feet, to the point of beginning, more generally described as being located southwest of E. Highway 44 ; east of South Valley Drive.

Planning Commission recommended that the Rezoning from No Use District to General Agricultural District be approved.

---END OF CONSENT CALENDAR---

---BEGINNING OF REGULAR AGENDA ITEMS---

*4. No. 17PD053 - Lamperts #2

A request by Neal Schlottman for Dakota Point Brewing, LLC to consider an application for a **Major Amendment to a Planned Development Overlay to allow micro-brewery** for Lots 1 thru 9 and Lot 10A of Block 5 and the E1/2 and W1/2 of vacated Canal Street of Lamperts #2 located in Section 35, T2N, R7E, BHM, Rapid City, Pennington County, South Dakota, more generally described as being located at 405 Canal Street, Suite 1200.

Lacock presented the application and reviewed the associated slides noting that there have been previous Planned Developments (17PD003 and 17PD038) for this property with the last Major Amendment to the Planned Development

(17PD038) securing an Exception for a reduction in parking for this and other uses. Lacock noted that the anticipated operation of a micro-brewery in the property required a Major Amendment to the Planned Development. Lacock stated that the redevelopment of this property and others in the area is a creative and flexible reuse and redevelopment of the properties and staff recommends approval of the Major Amendment to a Planned Development Overlay to allow micro-brewery with stipulations.

Caesar moved, Quasney seconded and Planning Commission approved the Major Amendment to a Planned Development Overlay to allow a micro-brewery with the following stipulations:

- 1. Acknowledge the Exception to reduce the minimum required parking from 175 parking spaces to 117 parking spaces;**
- 2. Acknowledge the Exception to waive the required number of landscaping islands from 2 to 0, provided that a landscaping node around the proposed menu board be provided as shown on submitted plans in order to provide separation between the drive through lane and the parking lot. All landscaping shall be maintained in a live vegetative state and replaced when necessary;**
- 3. Acknowledge the Exception to reduce the required amount of landscaping points from 68,718 points to 57,724 points;**
- 4. All signage shall comply with the requirements of the Rapid City Municipal Code. Electronic or Light Emitting Diode (LED) message centers are not permitted 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 a Planned Development shall allow for a micro-brewery and an outdoor patio on the property. The micro-brewery shall be operated in compliance with the submitted operations plan. Any expansion of the micro-brewery or patio area shall require a Major Amendment to the Planned Development. All uses permitted in the General Commercial District shall be permitted contingent upon an approved building permit and provision of sufficient parking. All conditional uses or any use that results in an increase in parking shall require a Major Amendment to the Planned Development. (9 to 0 with Braun, Caesar, Golliher, Herr, Hoogestraat, Huus, Quasney, Schmidt and Vidal voting yes and none voting no)**

The Rapid City Planning Commission's action on this item is final unless any party appeals that decision to the Rapid City Council. All appeals must be submitted in writing to the Department of Community Planning & Development Services by close of business on the seventh full calendar day following action by the Planning Commission.

5. Discussion Items

Fisher thanked the Planning Commission for their time and dedication

over the last year.

Fisher also noted that this is Kim Schmidt's last meeting as she will be leaving the Commission to focus on other projects.

Braun asked for additional information on the upcoming Downtown East of 5th Open House. Fisher confirmed that the meeting will be in the First Floor Community Room, Wednesday, December 13, 2017 from 2:00 to 6:00 p.m. and hoped that the commissioners will take time to attend.

6. Staff Items

7. Planning Commission Items

There being no further business, Golliher moved, Quasney seconded and unanimously carried to adjourn the meeting at 7:10 a.m. (9 to 0 with Braun, Caesar, Golliher, Herr, Hoogestraat, Huus, Quasney, Schmidt and Vidal voting yes and none voting no)