

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
January 22, 2024 @ 9:00 a.m.

County Commissioners' Meeting Room - Pennington County Administration Building

Recommendations of the Planning Commission, on certain items from this agenda, will be considered by the Board of Commissioners at their regular meeting on February 6, 2024, at 10:30 a.m. The Planning Commission utilizes Speaker Request Forms, which are available in the Commission Chambers during the meeting.

**If unable to attend the meeting, please submit your comments via e-mail to plz@penmco.org or by mail to the attention of the Pennington County Planning Department, 130 Kansas City St., Ste. 200, Rapid City, SD 57701, or, if appearing by teleconference, contact the Planning Department at 605-394-2186, twenty-four (24) hours prior to the scheduled meeting.

ROLL CALL

1. APPROVAL OF THE JANUARY 8, 2024, MINUTES
2. APPROVAL OF THE AGENDA
3. APPROVAL OF THE CONSENT AGENDA

CONSENT AGENDA

The following items have been placed on the Consent Agenda 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 Agenda, by any Planning Commissioner, staff member, or audience member for separate consideration. The findings of this Planning Commission, on certain items from this agenda, are recommendations to the Pennington County Board of Commissioners who will make the final decision.

4. **CONDITIONAL USE PERMIT REVIEW / CUR 12-30**: Ruby and Frank Matejak.
To review a Vacation Home Rental in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

That Part of the SE1/4SE1/4 lying north and east of Slate Prairie Road, Section 26, T1N, R3E, BHM, Pennington County, South Dakota

To recommend approval of Conditional Use Permit Review / CUR 12-30 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CUR 22-21**: Carl and Nancy Hellekson.
To review an accessory structure, a garage, as a primary structure on the subject property in a Ranchette District in accordance with the Pennington County Zoning Ordinance.

Lot H, Mills Ranch Subdivision, Section 32, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 22-21 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CUR 23-14**: Bituminous Paving. To review a temporary asphalt batch plant on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

GL 1-4 Less Part of GL 1 North of RR ROW; SE1/4NW1/4; SE1/4SW1/4, Section 16, T2S, R12E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit Review / CUR 23-14 with the applicant's concurrence, as the operations of the asphalt batch plant have been ended and removed from the property.

7. **MAJOR PLANNED UNIT DEVELOPMENT OVERLAY AMENDMENT REVIEW / PU 19-09**: Donna Hartshorn. To review an existing Planned Unit Development Overlay to allow for seasonal commercial recreation and amusement structures to include racetracks, miniature golf, paintball, arcade games, and to allow five (5) lighted, on-premise signs to be located within 1,500 feet of a residential district and/or dwelling unit in accordance with the Pennington County Zoning Ordinance.

Lot 4 of Tract E of Government Lot 2 of NW1/4SE1/4, NE1/4SW1/4 and SW1/4SE1/4; and NE1/4SE1/4 less Lot 1, Tract D of NW1/4SE1/4 less Lot 1, all located in Section 3, T1S, R7E, BHM, Pennington County, South Dakota.

(Continued from the December 11, 2023, Planning Commission meeting.)

To recommend to continue Major Planned Unit Development Overlay Amendment Review / PUR 19-09 to the February 26, 2024, Planning Commission meeting, as the applicant is working on the Conditions of Approval.

END OF CONSENT AGENDA

8. **ROAD NAMING**: Rockerville Goldtown, LLC. To name 450-feet of existing road in an approximate 40-foot-wide Private Access and Utility Easement providing access to properties located in Sections 13 and 14, T1S, R6E, BHM, Pennington County, South Dakota, to Grubstake Court.
9. **CONDITIONAL USE PERMIT / CU 21-03**: Rod and Theresa Cassidy. To allow a multi-family residence on the subject property in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 5, Block 3, Forest Homes Development, Section 6, T1N, R6E, BHM, Pennington County, South Dakota.

10. **CONDITIONAL USE PERMIT / CU 23-39**: 605 Excavating Corp., Donovan Pallatto. To allow a shop building on the subject property to store commercial equipment in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 3A, Block 6, Ashland Subdivision No. 2, Section 15, T2N, R8E, BHM, Pennington County, South Dakota.

(Continued from the January 8, 2024, Planning Commission meeting.)

11. CONDITIONAL USE PERMIT / CU 23-40: David and Helene Weldon. To live in an existing accessory structure while building a primary residence on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Less RTY, Star Lode Mining Claim MS 2148, Section 13, T2S, R6E, BHM, Pennington County, South Dakota.
12. CONDITIONAL USE PERMIT / CU 24-01: Kevin and Renee Eggebraaten. To allow a Bed and Breakfast in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 15R Revised, Block 3, Moon Meadow Estates, Section 33, T1N, R7E, BHM, Pennington County, South Dakota.
13. COMPREHENSIVE PLAN AMENDMENT / CA 23-14: Cody and Heather Mehlhaff. To amend Comprehensive Plan to change the Future Land Use from Low Density Residential District to Commercial District in accordance with the Pennington County Zoning Ordinance.

Lot A2 of SW1/4SW1/4 of Section 13, T1N, R8E, and PT NW1/4NW1/4 North of Highway and RR of Section 24, T1N, R8E, BHM, Pennington County, South Dakota.
14. REZONE / RZ 23-19: Cody and Heather Mehlhaff. To rezone from Suburban Residential District and Agriculture District to Commercial District in accordance with the Pennington County Zoning Ordinance.

Lot A2 of SW1/4SW1/4 of Section 13, T1N, R8E, and PT NW1/4NW1/4 North of Highway and RR of Section 24, T1N, R8E, BHM, Pennington County, South Dakota.
15. COUNTY BOARD REPORT
The Board of Commissioners concurred with the Planning Commission's recommendations from the January 8, 2024, Planning Commission meeting.
16. ITEMS FROM THE PUBLIC
17. ITEMS FROM THE STAFF
18. ITEMS FROM THE MEMBERSHIP
19. ADJOURNMENT

ADA Compliance: Pennington County 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 Planning Department so that appropriate auxiliary aids and services are available.