

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
January 24, 2022 @ 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 1, 2022, 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@penngo.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 10, 2022, MINUTES
2. APPROVAL OF THE 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.

3. **CONDITIONAL USE PERMIT REVIEW / CU 21-55:** David and Helene Weldon.
To review living in the existing pole barn with living quarters, while building a residence on the subject property, in an Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Less Right-of-Way, Star Lode Mining Claim MS 2148, Section 13, T2S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 21-55 with conditions.

4. **MINOR PLAT / MPL 21-92:** Laura Henney and Erik Karlson; KTM Design Solutions-Agent. To combine two lots to create Lot 13R in Block A of Edelweiss Mountain Development in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lots 13 and 14, Block A, Edelweiss Mountain Development, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 13R, Block A, Edelweiss Mountain Development, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Minor Plat / MPL 21-92 with conditions.

END OF CONSENT AGENDA

5. CONDITIONAL USE PERMIT / CU 21-71: Greg Helgeson. To live in a 12' x 56' trailer, while building living quarters in the existing shop building in an Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

W1/2NE1/4NE1/4 (aka W1/2 GL 1), Section 5, T2S, R7E, BHM, Pennington County, South Dakota.

6. VACATION OF RIGHT-OF-WAY / VR 21-01: Elbert and Marian Johnson. To vacate 170 feet of public right-of-way adjoining Lot H of Lot 1 and Lot 1 of Lot 1 of Boland Placer Subdivision in accordance with the Pennington County Zoning Ordinance.

Lot H of Lot 1 and Lot 1 of Lot 1 of Boland Placer Subdivision, Section 2, T1S, R6E, BHM, Pennington County, South Dakota.

7. PLANNED UNIT DEVELOPMENT OVERLAY / PU 21-21: American Buffalo Resort, LLC; Peter Sorensen - Agent. To allow a Planned Unit Development Overlay to allow a Recreational Resort in accordance with Section 216 of the Pennington County Zoning Ordinance.

NW1/4SE1/4 Less Wooded Acres Subdivision and ROW, Section 8, T1S, R7E, BHM, Pennington County, South Dakota.

8. CONDITIONAL USE PERMIT AMENDMENT / CU 15-09: Reno Gulch Storage, LLC; Dann and Monica Detwiler. To amend an existing Conditional Use Permit to add four storage units to the subject property in a Highway Service District in accordance with Sections 212 and 510 of the Pennington County Zoning Ordinance.

Lot 2 of Lot B of Lot 4 (also in Section 36-T1S-R4E), Iowa Placer MS 636, Section 1, T2S, R4E, BHM, Pennington County, South Dakota.

(Continued from the January 10, 2022, Planning Commission meeting.)

9. CONDITIONAL USE PERMIT / CU 21-73: M & M Medical Solutions; Timothy McMahon. To allow a Marijuana (Cannabis) Cultivation Facility on the subject property in a Heavy Industrial District in accordance with Sections 214, 325, 326, and 510 of the Pennington County Zoning Ordinance.

NE1/4SE1/4, Section 32, T1N, R8E, BHM, Pennington County, South Dakota.

10. COUNTY BOARD REPORT

The Board of Commissioners will hear the Planning Commission's recommendations from their January 10, 2022, meeting on Tuesday, February 1st.

11. ITEMS FROM THE PUBLIC

12. ITEMS FROM THE STAFF

A. Special Planning Commission meeting – February 9th.

13. ITEMS FROM THE MEMBERSHIP

14. 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.