

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**February 27, 2023 @ 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 March 7, 2023, 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](mailto: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 FEBRUARY 13, 2023, MINUTES
2. APPROVAL OF THE FEBRUARY 15, 2023, MINUTES
3. 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.

4. **CONDITIONAL USE PERMIT REVIEW / CU 12-01:** Eric and Amy Wagner. To review a gunsmithing business as a home occupation in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 4, Block 5, Pine Cliff Subdivision, Section 31, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 12-01 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 14-35:** Brad Nible. To review a multiple-family dwelling in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 19 W151.28 feet, Block 1, Harney Peak View Addition, Section 9, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 14-35 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 17-22:** Pamela Phillips. To review a single-wide mobile home to be used as a permanent, single-family residence on the subject property in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 49A of Lot D, Sweetbriar Heights Subdivision, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend to continue the review Conditional Use Permit / CU 17-22 to the May 22, 2023, Planning Commission meeting.

7. **CONDITIONAL USE PERMIT REVIEW / CU 21-46:** Jeff DeVeny. To review an off-premise sign to be located on the subject property in a Highway Service District in accordance with the Pennington County Zoning Ordinance.

Lot 3 of Lot D, Murray Subdivision, Section 21, T1S, R5E, BHM, Pennington County, South Dakota.

(Continued from the February 13, 2023, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 21-46 with conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CU 21-63:** Curtis and Denise Neukircher. To review an accessory structure as a primary structure on the subject property in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Tract 7, Slate Creek Subdivision, Section 36, T1N, R3E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 21-63 with conditions.

9. **CONDITIONAL USE PERMIT REVIEW / CU 21-69:** Lynn Beasley. To review an accessory dwelling unit to be located in a detached garage on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Lot 1, Larson Subdivision, Section 30, T1N, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 21-69 with conditions.

10. **CONDITIONAL USE PERMIT REVIEW / CU 21-70:** Theodore and Lucie Huettl. To review an accessory structure, a carport, as a primary structure on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Lot 33, Cleghorn Canyon Subdivision, Section 7, T1N, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 21-70 with conditions.

11. **CONDITIONAL USE PERMIT REVIEW / CU 20-29**: Jeff Jamison. To review a Guest House on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Lot 15R, Oak Meadows Estates, Section 23, T2S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 20-29 with conditions.

12. **PLANNED UNIT DEVELOPMENT OVERLAY REVIEW / PU 21-21**: American Buffalo Resort, LLC. To review a Planned Unit Development Overlay for a Recreational Resort in accordance with the Pennington County Zoning Ordinance.

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

To recommend approval of the extension of Planned Unit Development Overlay / PU 21-21 with conditions.

#### **END OF CONSENT AGENDA**

13. **CONDITIONAL USE PERMIT / CU 23-05**: Joseph and Madison Hammel. To allow a Vacation Home Rental in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 4, Block 1, Alpine Acres Meadow, Section 13, T2N, R4E, BHM, Pennington County, South Dakota.

14. **CONDITIONAL USE PERMIT / CU 23-03**: Gerald and Julie Burdick. To allow a Vacation Home Rental in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 5, Block 2, Whispering Pines Subdivision, Section 32, T1N, R7E, BHM, Pennington County, South Dakota.

15. **CONDITIONAL USE PERMIT / CU 23-04**: Robert Rees and Colby Rees. To live in a Recreational Vehicle while building a single-family residence on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

NW1/4NW1/4, Section 24, T1S, R9E, BHM, Pennington County, South Dakota.

16. REZONE / RZ 23-01: Jamie Gerlach. To rezone from Agriculture District to Low Density Residential District in accordance with the Pennington County Zoning Ordinance.

Tract C Less Lot H1, Boland Placer Subdivision, Section 2, T1S, R6E, BHM, Pennington County, South Dakota.

17. MINING PERMIT / MP 23-01: Western Construction. To allow an aggregate mining operation in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

S1/2, Section 25, T3N, R14E, BHM, Pennington County, South Dakota.

18. LOT LINE ADJUSTMENT PLAN / LAPL 23-02: Maurice and Connie Reiner. To reconfigure lots lines to create Lot AR and Lot 5R2 of Block E of Edelweiss Mountain Development in accordance with the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot A and Lot 5R of Block E of Edelweiss Mountain Development, Section 20, T1N, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot AR and Lot 5R2 of Block E of Edelweiss Mountain Development, Section 20, T1N, R5E, BHM, Pennington County, South Dakota.

19. CONDITIONAL USE PERMIT AMENDMENT / CU 15-09: Reno Gulch, LLC; Darren Raines and Zeb Raines. To amend an existing Conditional Use Permit to add two commercial storage units to the subject property in a Highway Service District in accordance with 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.

20. CONDITIONAL USE PERMIT / CU 23-01: Cal SD, LLC / Tina Roberts. To allow a multiple-family dwelling in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Lot B, Block 4, Spring Canyon Estates, Section 5, T1S, R7E, BHM, Pennington County, South Dakota.

(Continued from the February 13, 2023, Planning Commission meeting.)

21. ORDINANCE AMENDMENT / OA 23-02: Pennington County. To add Section 331 – On-site Wastewater Treatment (Septic) Systems to the Pennington County Zoning Ordinance.

22. ORDINANCE AMENDMENT / OA 23-03: Pennington County. To amend Section 204-J - On-Site Wastewater Treatment Systems [to amend and supersede the existing Section 204-J On-Site Wastewater Treatment Systems] of the Pennington County Zoning Ordinance.

23. ORDINANCE AMENDMENT / OA 23-04: Pennington County. To amend Section 511 - Fees [to amend and supersede the existing Section 511 Fees] of the Pennington County Zoning Ordinance.
24. ORDINANCE AMENDMENT / OA 23-05: Pennington County. To amend Section 204-F – General District Provisions (Dead End Road System) [to amend and supersede the existing Section 204-F – General District Provisions (Dead End Road System)] of the Pennington County Zoning Ordinance.
25. ORDINANCE AMENDMENT / OA 23-06: Pennington County. To amend Section 103 – Definitions [to amend and supersede the existing Section 103 – Definitions] of the Pennington County Zoning Ordinance.
26. ORDINANCE AMENDMENT / OA 23-07: Pennington County. To amend Section 904 – Dead End Roads [to amend and supersede the existing Section 904 – Dead End Roads] of the Pennington County Subdivision Regulations.
27. ORDINANCE AMENDMENT / OA 23-08: Pennington County. To amend Section 200 – Definitions [to amend and supersede the existing Section 200 – Definitions] of the Pennington County Subdivision Regulations.
28. COUNTY BOARD REPORT  
The Board of Commissioners concurred with the Planning Commission’s recommendations from the February 13, 2023, meeting, with the exception of Major PUD Overlay Amendment: Katie Smirnova and Brett Walfish. This item was continued to the April 18<sup>th</sup> Board meeting.
29. ITEMS FROM THE PUBLIC
30. ITEMS FROM THE STAFF  
  
A. Special PC Meeting – March 8, 2023, at 4 p.m.
31. ITEMS FROM THE MEMBERSHIP
32. 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.**