

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
February 28, 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 March 15, 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 FEBRUARY 14, 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 14-28:** Matt Cavenee. To review a Vacation Home Rental in an Agriculture District in accordance with Sections 205, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 1, Custer Trails Subdivision #1, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 14-28 with conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 18-30:** Hayden Clark. To review a single-wide mobile home to be used as a single-family residence on the subject property in an Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

NW1/4, S1/2 less ROW, Section 20, T2N, R17E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 18-30.

END OF CONSENT AGENDA

5. CONDITIONAL USE PERMIT / CU 22-02: William and Mavis Jeffery. To allow a multi-family residence in a Suburban Residential District in accordance with Sections 209 and 510 of the Pennington County Zoning Ordinance.

Lot 4, Block 1, Eastern Acres Subdivision, Section 11, T1N, R8E, BHM, Pennington County, South Dakota.

6. CONDITIONAL USE PERMIT / CU 21-68: Delbert and Yvette Haskell. To allow an existing single-family residence to be used as a Bed and Breakfast in an Agriculture District in accordance with Sections 205, 323, and 510 of the Pennington County Zoning Ordinance.

Tract 5, Clear Creek Tracts Subdivision, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

7. CONDITIONAL USE PERMIT / CU 21-72: Todd and Rise Waldera. To allow an existing single-family residence to be used as a Vacation Home Rental in an Agriculture District in accordance with Sections 205, 319, and 510 of the Pennington County Zoning Ordinance.

Tract A, Rustlers Ranch Addition, Section 8, T1S, R4E, BHM, Pennington County, South Dakota.

8. CONDITIONAL USE PERMIT / CU 22-03: SC Meridian, LLC (Larry Teuber); Jessica Ginger - Agent. To allow a Vacation Home Rental in a Rural Residential District in accordance with Sections 208, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 3, Block 5, Spring Canyon Estates, Section 6, T1S, R7E, BHM, Pennington County, South Dakota.

9. CONDITIONAL USE PERMIT / CU 22-04: School House, LLC (Larry Teuber); Jessica Ginger - Agent. To allow a Vacation Home Rental in a Suburban Residential District in accordance with Sections 209, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 2, Pioneer Subdivision No. 3, Section 31, T1N, R7E, BHM, Pennington County, South Dakota.

10. CONDITIONAL USE PERMIT / CU 22-05: Scott and Brooke Sturlaugson; SAI Construction / Dale Christiansen - Agent. To live in a Recreational Vehicle while building a single-family residence on the subject property in a Rural Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 18, Ridgeland Heights Subdivision, Section 35, T2N, R6E, BHM, Pennington County, South Dakota.

11. LAYOUT PLAN / LPL 22-02: Martha Washington Place, LLC; Rodney Johnson. To create Lot A of Lot 1 of Martha Washington Place Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 1 (Also in Sec. 2), Martha Washington Subdivision, Section 3, T2S, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot A of Lot 1, Martha Washington Subdivision, Section 3, T2S, R5E, BHM, Pennington County, South Dakota.

12. LAYOUT PLAN / LPL 22-03: Little Guys, LLC / Ben Brink; KTM Design Solutions - Agent. To reconfigure lot lines to create Lots 1 and 2 of Powder House Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Also in Section 6 2S-6E, Maine Lode MS 1715; Less Lot H1, H2 and H3, West State Lode MS 1533; and Less Lot H1 – Lot H6 and Less Beckman Subdivision #2, all of Section 5, T2S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 1 and 2, Powder House Subdivision, Sections 5 and 6, T2S, R6E, BHM, Pennington County, South Dakota.

13. LAYOUT PLAN / LPL 22-01: Charles and Kimberly Klafka; All Aspects Land Surveying - Agent. To combine two lots to create Lot 45A of Burns Placer MS 697 in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 45 and Lot 46, Burns Placer MS 697, Section 14, T1S, R4E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 45A, Burns Placer MS 697, Section 14, T1S, R4E, BHM, Pennington County, South Dakota.

(Continued from the February 14, 2022, Planning Commission meeting.)

14. LAYOUT PLAN / LPL 22-01: Larry and Nancy Van Overschelde. To reconfigure lot lines to create Lot 10R and Lot 11R of Bears Den Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lots 10 and 11, Bears Den Subdivision, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 10R and 11R, Bears Den Subdivision, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.

15. COMPREHENSIVE PLAN AMENDMENT / CA 22-01: Larry and Nancy Van Overschelde. To amend the Comprehensive Plan to change the Future Land Use from Rural Residential District to Low Density Residential District in accordance with Sections 207, 208, and 508 of the Pennington County Zoning Ordinance.

Lots 10 and 11, Bears Den Subdivision, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.

16. REZONE / RZ 22-01: Larry and Nancy Van Overschelde. To rezone 2.89 acres +/- from Rural Residential District to Low Density Residential District in accordance with Sections 207, 208, and 508 of the Pennington County Zoning Ordinance.

Lots 10 and 11, Bears Den Subdivision, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.
17. ORDINANCE AMENDMENT / OA 22-01: Pennington County. To add Section 321 “Hard Rock Mining” [to add Section 321 “Hard Rock Mining”] to the Pennington County Zoning Ordinance.
18. COUNTY BOARD REPORT
The Board of Commissioners will hear Planning Commission’s recommendations from the February 14th meeting on Tuesday, March 1st.
19. ITEMS FROM THE PUBLIC
20. ITEMS FROM THE STAFF
21. ITEMS FROM THE MEMBERSHIP
22. 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.