

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
March 14, 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 April 5, 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 28, 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 10-40:** Jayne Heying-Bilka. To review a home occupation in an accessory structure in an Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

SE1/4SW1/4 less Lot 3 of RC Airport Sub. #4 and less ROW, Section 6, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 10-40 with conditions.

4. **MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / CU 17-09:** Big Horn Canyon Ministries, Inc. To review a church/place of worship in a Planned Unit Development District in accordance with Section 216 of the Pennington County Zoning Ordinance.

Lot 6 of Tract A, Knights Acres Subdivision, Section 14, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Major Planned Unit Development Amendment / PU 17-09 with conditions.

END OF CONSENT AGENDA

5. LAYOUT PLAN / LPL 22-05: Debra Pimentel. To subdivide and create Lots 13C and 13D of Battle Creek Mountain Estates Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 13A Less Lot H1, Battle Creek Mountain Estates Subdivision, Section 18, T2S, R7E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 13C and 13D, Battle Creek Mountain Estates Subdivision, Section 18, T2S, R7E, BHM, Pennington County, South Dakota.

6. CONDITIONAL USE PERMIT / CU 22-06: Kent Disse. To allow a gunsmithing business in a Rural Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot C of Lot 3 of Tract 1, Tigerville Subdivision, Section 9, T1S, R4E, BHM, Pennington County, South Dakota.

7. LAYOUT PLAN / LPL 22-06: Karen Fonseca; Allan and Becky Knutson; D.C. Scott Surveyors. To reconfigure lot lines to create Lot BR of Lot 1 and Lot CR of Lot 1 of Battle Creek Mountain Estates Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot A of Lot 1; Lot B of Lot 1 and Lot C of Lot 1, Battle Creek Mountain Estates Subdivision, Section 17, T2S, R7E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot BR of Lot 1 and Lot CR of Lot 1 of Battle Creek Mountain Estates Subdivision.

8. COMPREHENSIVE PLAN AMENDMENT / CA 22-02: Bruce or Sandra Rampelberg; KTM Design Solutions – Agent. To amend the Comprehensive Plan to change the Future Land Use from Agriculture District to Rural Residential District in accordance with Sections 205, 207, and 508 of the Pennington County Zoning Ordinance.

N1/2SW1/4NE1/4 Less Right-of-Way, Section 15, T1S, R7E, BHM, Pennington County, South Dakota.

9. REZONE / RZ 22-02: Bruce or Sandra Rampelberg; KTM Design Solutions – Agent. To rezone 18.52 acres from Agriculture District to Rural Residential District in accordance with Sections 205, 207, and 508 of the Pennington County Zoning Ordinance.

N1/2SW1/4NE1/4 Less Right-of-Way, Section 15, T1S, R7E, BHM, Pennington County, South Dakota.

10. PLANNED UNIT DEVELOPMENT OVERLAY / PU 22-03: Nathan and Alexis Sobolewski. To allow a Planned Unit Development Overlay for a Specialty Resort to include 50 Recreational Vehicle sites, 25 rental cabins, a shower house, a wedding venue, a bar/saloon area, and a guide service on the subject property in accordance with Section 216 of the Pennington County Zoning Ordinance.

W1/2E1/2, S1/2NW1/4, SW1/4 of Section 21, T2S, R13E and NW1/4NE1/4; N1/2NW1/4 of Section 28, T2S, R13E, BHM, Pennington County, South Dakota.

11. MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 22-02: Aaron Olson; KTM Design Solutions – Agent. To amend the existing Planned Unit Development to allow 20 full-service Recreational Vehicle sites; 5 cabins to be constructed within the existing 20' x 80' building; and a caretaker/manager's residence to include an office building in accordance with Section 216 of the Pennington County Zoning Ordinance.

Tract A Less Lot H1, Rapid City Placer MS 614, Section 21, T1S, R5E, BHM, Pennington County, South Dakota.

12. PLANNED UNIT DEVELOPMENT OVERLAY / PU 22-04: John and Tracy Wiebe. To allow a Planned Unit Development Overlay to allow a Specialty Resort to include three tent spots, one tree house with living quarters, and a caretaker/manager's residence in accordance with Section 216 of the Pennington County Zoning Ordinance.

Lot 2 of Tract A in NE1/2 and Tract 0061, Section 10, T2S, R6E, BHM, Pennington County, South Dakota.

13. PLANNED UNIT DEVELOPMENT OVERLAY / PU 22-05: River Country Limited Partnership; Angela Lytle. To allow a Planned Unit Development Overlay to allow a Recreational Resort to allow Recreational Vehicles, a wedding venue, a Bed and Breakfast, and outdoor recreational activities in accordance with Section 216 of the Pennington County Zoning Ordinance in accordance with Section 216 of the Pennington County Zoning Ordinance.

W1/2W1/2 of Section 36, T2N, R14E; GL 5-7; E330 ft of GL 8 of Section 35, T2N, R14E; GL 5-6; E1/2NE1/4; GL 7-8; NE1/4SE1/4 of Section 26, T2N, R14E; ALL LESS ROW of Section 25, T2N, R14E; ALL LESS ROW of Section 24, T2N, R14E; E1/2NE1/4; GL 5-8 of Section 23, T2N, R14E; GL 5-6; SE1/4SE1/4 of Section 14, T2N, R14E; GL 4-5; S1/2SW1/4; NW1/4SE1/4; S1/2SE1/4 of Section 13, T2N, R14E; GL 1-3 of Section 31, T2N, R15E; SE1/4NW1/4, SE1/4SW1/4, Lot 1-4 of Section 30, T2N, R15E; GL 2-4 of Section 19, T2N, R15E, BHM, Pennington County, South Dakota.

14. ORDINANCE AMENDMENT / OA 22-02: Pennington County. To amend Section 103 - Definitions and Section 303 – Multiple-Family Dwellings of the Pennington County Zoning Ordinance.

15. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the February 14th meeting. The below items were continued to the March 15th Board of Commissioner's meeting:

Ordinance Amendment 21-22: To add Section 330 – Efficiency Dwellings.

Ordinance Amendment 21-23: To amend Section 205-A Agriculture District to add Efficiency Dwellings.

Ordinance Amendment 21-24: To amend Section 210-A Urban Residential District to add Efficiency Dwellings.

Ordinance Amendment 21-25: To amend the Subdivision Regulations.

16. ITEMS FROM THE PUBLIC

17. ITEMS FROM THE STAFF

A. Section 319 – Vacation Home Rental. To reestablish the VHR Committee.

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.