

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
March 22, 2021 @ 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 6, 2021, 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 MARCH 8, 2021, 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 99-40:** George Chiolis. To review a manufactured home as a ranch hand residence in a Limited Agriculture District in accordance with Section 206-C-6 of the Pennington County Zoning Ordinance.

The SE1/4 NE1/4, Section 17, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 99-40 to the April 26, 2021. Planning Commission meeting.

4. **CONDITIONAL USE PERMIT REVIEW / CU 06-33:** Kristina Trautman. To review a Customary Home Occupation, an animal hospital, in a General Agriculture District in accordance with Sections 204 and 510 of the Pennington County Zoning Ordinance.

Lot A, Freeland Subdivision, Section 19, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 06-33 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 15-28:** Michael and Erika Radtke; Nadine Radtke - Owner. To review a single-wide mobile home to be used as a ranch hand's residence on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

PT of S1/2SE1/4 lying South of Highway less right-of-way and less Tract A, Wiese Addition, Section 35, T1N, R9E, BHM, Pennington County, South Dakota.

(Continued from the October 26, 2020, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 15-28 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 16-31:** Black Hills Raptor Center. To review a bird education and health facility on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

S800 feet of E350 feet of NE1/4SE1/4 less Right-of-Way, Section 35, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-31 with conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 18-10:** Ray and Erin Atkins. To review an accessory structure (a garage) prior to a principal structure on the subject property in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot 8, Block 1, Meadow Ranch Estates, Section 13, T2N, R8E, BHM, Pennington County, South Dakota.

(Continued from the April 27, 2020, Planning Commission meeting.)

To recommend to end Conditional Use Permit / CU 18-10 as it is no longer needed.

8. **CONDITIONAL USE PERMIT REVIEW / CU 18-42:** Keith and Sandra Lockner. To allow for a Home Occupation in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 11, Block 5, Green Valley Estates, Section 23, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 18-42 with conditions.

9. **CONDITIONAL USE PERMIT REVIEW / CU 20-02:** Sonquist, LLC; Rob Hammerquist. To review a Vacation Home Rental in a Low Density Residential District in accordance with Sections 207, 319, and 510 of the Pennington County Zoning Ordinance.

Lot H, Sonquist Acres Subdivision, Section 6, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 20-02 with conditions.

END OF CONSENT AGENDA

10. **CONDITIONAL USE PERMIT AMENDMENT / CU 85-25:** Pamela Resterer. To amend an existing Conditional Use Permit to allow an existing caretaker's residence to remain on the subject property for care of a family member in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance

Lot 6, Hidden Springs Ranchettes, Section 6, T1N, R9E, BHM, Pennington County, South Dakota.

11. **CONDITIONAL USE PERMIT / CU 21-09:** Michael Fessler. To allow a home occupation on the subject property, a home-based firearms sales/gunsmithing/ firearm manufacturing, in a Low Density Residential District in accordance with Sections 204-C, 207, and 510 of the Pennington County Zoning Ordinance.

W1/2S1/2S1/2SE1/4SW1/4, Section 15, T2N, R6E, BHM, Pennington County, South Dakota.

12. **CONDITIONAL USE PERMIT / CU 21-10:** Hadly Eisenbeisz and Kristin Brost. To allow an accessory structure, a shed, prior to a principal structure on the subject property, in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Also in Section 25, High #4 Lode MS 1948, Section 36, T2N, R4E, BHM, Pennington County, South Dakota.

13. **CONDITIONAL USE PERMIT / CU 21-11:** Travis Crisman; Theodore Crisman - Owner. To allow a 12' x 60' single-wide mobile home (ranch hand residence) on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Also in Section 32 (T1S, R4E), HES 306, Section 5, T2S, R4E, BHM, Pennington County, South Dakota.

14. MINOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 21-05: Philip and Mary Sweeney. To amend an existing Planned Unit Development to live in a Recreation Vehicle while building a single-family residence on the subject property in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot J, Rushmore Ranch Estates Subdivision, Section 20, T2S, R7E, BHM, Pennington County, South Dakota.

15. VACATION OF PLAT / VP 21-02: Allen and Tamera Schmidt. To vacate notes on Lot 4, Block 1 of Mountain Meadows Subdivision in Section 17, T2S, R7E.

Lot 4, Block 1, Mountain Meadows Subdivision, Section 17, T2S, R7E, BHM, Pennington County, South Dakota.

(Continued from the March 8, 2021, Planning Commission meeting.)

16. CONDITIONAL USE PERMIT / CU 21-04: Cole or Renae Foster. To utilize existing living quarters above a garage to allow for a Bed and Breakfast on the subject property in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance

E200 ft of N947 ft of E1/2SW1/4NE1/4; S373 ft of SE1/4SW1/4NE1/4, Section 32, T1S, R7E, BHM, Pennington County, South Dakota.

(Continued from the February 22, 2021, Planning Commission meeting.)

17. LAYOUT PLAN / LPL 21-10: Curtis and Joyce Goehring. To create Lots 1 and 2 of the Mary Jane Lode MS 1944 in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: All (also in Section 5), Mary Jane Lode MS 1944, Section 4, T2S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 1 and 2 of the Mary Jane Lode MS 1944, Section 4, T2S, R6E, BHM, Pennington County, South Dakota.

18. PRELIMINARY PLAT / PPL 21-06: Grandview Land, LLC (Dan Lewis); Gordon Howie. To create Lot 2 of Block 2 and Lot 1 and Lot 2 of Block 3 and Lot 7 through Lot 10 of Block 3 of Cedar Gulch No. 2 Subdivision and dedicated Right-of-Way in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Balance of Tract A, Cedar Gulch #2 Subdivision, Section 32, T1N, R9E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 2 of Block 2 and Lot 1 and Lot 2 of Block 3 and Lot 7 through Lot 10 of Block 3 of Cedar Gulch No. 2 Subdivision and dedicated Right-of-Way, Cedar Gulch #2 Subdivision, Section 32, T1N, R9E, BHM, Pennington County, South Dakota.

(Continued from the February 22, 2021, Planning Commission meeting.)

19. ORDINANCE AMENDMENT / OA 21-01: Pennington County. To amend the Zoning Ordinance to add Section 323 – Bed and Breakfast Establishments to the Pennington County Zoning Ordinance.
20. ORDINANCE AMENDMENT / OA 21-02: Pennington County. To amend the Zoning Ordinance to add Section 324 – Accessory Dwellings to the Pennington County Zoning Ordinance.
21. COUNTY BOARD REPORT
The Board of Commissioners concurred with the Planning Commission’s recommendations from the March 8, 2021, Planning Commission meeting, and,

Subdivision Regulations Variance / SV 21-03: Grandview Land, LLC (Dan Lewis); Gordon Howie - Agent. To waive the requirement to not construct a second means of ingress/egress, to not submit engineered road plans and to not construct to Ordinance 14 Standards, and to waive the requirement that written authorization is obtained from the local water supplier stating that there is an adequate water supply to serve the proposed subdivision in a Planned Unit Development District was continued to no later than the April 6, 2021, Board of Adjustment meeting, per the applicant’s request.
22. ITEMS FROM THE PUBLIC
23. ITEMS FROM THE STAFF
24. ITEMS FROM THE MEMBERSHIP
 - A. Planning Department – New Employees.
25. 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.