

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
March 25, 2024 @ 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 2, 2024, 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, P.O. Box 6160, Rapid City, SD 57709, 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 11, 2024, MINUTES
2. APPROVAL OF THE AGENDA
3. APPROVAL OF THE CONSENT 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 / CUR 95-31**: Rapid City Water Reclamation Facility. To review a water reclamation facility to allow for expansion of the facility and renovation of a portion of the old facility in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

NW1/4NE1/4 Less West 66 feet in Section 25, T1N, R8E; E1/2NE1/4 in Section 25, T1N, R8E; SE1/4NW1/4SE1/4 Less PT Lot A and PT lying N of Creek; SW1/4SE1/4; SW1/4NW1/4SE1/4 Less N210 ft and Less W100 ft in Section 24, T1N, R8E; and Lot 1 of Steen Subdivision in Section 25, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 95-31 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CUR 06-33**: Zachary and Chelsea Burke. To review a customary home occupation, an animal hospital, in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

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

To recommend approval of Conditional Use Permit Review / CUR 06-33 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CUR 16-31:** Black Hills Raptor Center. To review a bird education and health facility in an Agriculture District in accordance with 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 Conditional Use Permit Review / CUR 16-31 with conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CUR 21-16:** Kyle Brown. To review a caregiver's residence in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 9 of Lot L, Nelson Acres Subdivision, Section 23, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 21-16 with conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CUR 21-49:** Kyle and Claire Schmidt. To review a Guest House in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Tract 5, Red Rock Valley Subdivision, Section 15, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 21-49 with conditions.

9. **CONDITIONAL USE PERMIT REVIEW / CUR 22-49:** Leslie and Tina Wasson. To review a caregivers residence on the subject property in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

W171.68 of E314.5 of Lot 2, Block 1, Ashland Subdivision, Section 15, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend to continue Conditional Use Permit Review / CUR 22-49 to the April 8, 2024, Planning Commission meeting.

10. **CONDITIONAL USE PERMIT REVIEW / CUR 23-01:** Cal SD, LLC / Tina Roberts. To review 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.

To recommend approval of Conditional Use Permit Review / CUR 23-01 with conditions.

11. **CONDITIONAL USE PERMIT REVIEW / CUR 23-05:** Joseph and Madison Hammel. To review 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.

To recommend approval of Conditional Use Permit Review / CUR 23-05 with conditions.

12. **CONDITIONAL USE PERMIT REVIEW / CU 21-10:** Hadly Eisenbeisz and Kristin Brost. To review a shed as a principle use in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

High No. 4 Lode MS 1948, Sections 25 and 36, T2N, R4E, BHM, Pennington County, South Dakota.

To recommend to continue Conditional Use Permit Review / CUR 21-10 to the April 22, 2024, Planning Commission meeting.

13. **MINING PERMIT REGISTRATION / MP 20-11:** Pete Lien & Sons, Inc. To register existing mining operations (CP99-29, CP99-43, CP99-44, CP01-05, CP05-11, CP08-06, and CP08-07) in accordance with the Pennington County Zoning Ordinance.

E1/2SE1/4, Section 19, T2N, R7E; W1/2NW1/4, Section 20, T2N, R7E; E1/2NW1/4, Section 20, T2N, R7E; NW1/4NE1/4 (Including Lot B) Less Lot A, Less Lots 1-3 Feist Addition and Less 5245 feet of E232 feet; Vacated Feist Road Located in NW1/4NE1/4, Section 20, T2N, R7E; NW1/4SW1/4, Section 20, T2N, R7E; E1/2SW1/2, Section 20, T2N, R7E; SW1/4SE1/4, Section 20, T2N, R7E; Lots 1-6 of Lot B of Lot 1-C of Lot 1 of NE1/4NE1/4; Lot 1 and 3-4 of Lot 1 of NE1/4NE1/4; Lot 2A and 2B of Lot 2 of Lot 1 of NE1/4NE1/4; Lot A of Lot 1-C of Lot 1 of NE1/4NE1/4; Lot X and Y of Lot 1-D of Lot 1 of NE1/4NE1/4, Section 20, T2N, R7E; Tract A, Kinder Subdivision, Section 20, T2N, R7E; NW1/4NE1/4, Section 13, T2N, R6E; NE1/4NE1/4, Section 13, T2N, R6E; Lot 1; Lot 2R; Balance of Lot 3; Lot 4, Black Hills Light Opera Track Subdivision, Section 17, T2N, R7E; Balance W1/2NW1/4, Balance SE1/4NW1/4, Balance SW1/4, Section 17, T2N, R7E; Lot C, Keller Subdivision, Section 17, T2N, R7E; Lot 2, Keller Subdivision, Section 17, T2N, R7E; GL 1-2; E1/2NW1/4; W1/2NE1/4, Section 18, T2N, R7E; E1/2NE1/4, E1/2SW1/4, SE1/4, Lots 3-4, Section 18, T2N, R7E; Lot E of Lot 1B of Lot 1 of NE1/4NE1/4, Section 20, T2N, R7E; W1/2SW1/4SE1/4; SE1/4SW1/4SE1/4; N1/2NE1/4SW1/4SE1/4, Section 24, T2N, R6E; E1/2NE1/4; NE1/4SE1/4, Section 24, T2N, R6E; NW1/4SE1/4, Section 24, T2N, R6E; E1/2SE1/4, Section 13, T2N, R6E; PT S1/2S1/2, Section 12, T2N, R6E; N1/2NW1/4, Section 13, T2N, R6E; That Portion of GL 4 located in Pennington County, Section 7, T2N, R7E; PT SE1/4SW1/4; PT SW1/4SE1/4, Section 7, T2N, R7E; Lots 1-3, Block 1, Feist Addition, Section 20, T2N, R7E; Lot 1, Limestone Tunnel Subdivision, Section 20, T2N, R7E; Balance of Lot C of SW1/4NE1/4, Section 17, T2N, R7E; Lot 2 of Lot C of SE1/4SE1/4, Masteller Addition, Section 7, T2N, R7E; all located in BHM, Pennington County, South Dakota.

END OF CONSENT AGENDA

14. PLANNED UNIT DEVELOPMENT OVERLAY / COPU 24-0002: Daniel and Chanda Knoof. To allow for agri-tourism on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Lot 2, Price Estates Subdivision, Section 21, T2N, R10E, BHM, Pennington County, South Dakota.
15. ORDINANCE AMENDMENT / OA 24-01: Pennington County. To repeal Section 318 “Guest House” [to repeal the existing Section 318 “Guest House”] of the Pennington County Zoning Ordinance.
16. ORDINANCE AMENDMENT / OA 24-02: Pennington County. To amend Section 511 “Fees” [to amend and supersede the existing Section 511 “Fees”] of the Pennington County Zoning Ordinance.
17. ORDINANCE AMENDMENT / OA 24-03: Pennington County. To amend Section 319 “Vacation Home Rental” [to amend and supersede the existing Section 319 “Vacation Home Rental”] of the Pennington County Zoning Ordinance.
18. ORDINANCE AMENDMENT / OA 24-04: Pennington County. To amend Section 511 “Fees” [to amend and supersede the existing Section 511 “Fees”] of the Pennington County Zoning Ordinance.
19. EXECUTIVE SESSION.
20. COUNTY BOARD REPORT
The Board of Commissioners concurred with the Planning Commission’s recommendations from the March 11, 2024, Planning Commission meeting.
21. ITEMS FROM THE PUBLIC
22. ITEMS FROM THE STAFF
23. ITEMS FROM THE MEMBERSHIP
24. 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.