

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
April 11, 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 19, 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 MARCH 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 05-23:** Glen Lakner. To review a cemetery with two (2) burial plots in a Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Government Lot 2, Section 3, T1S, R14E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 05-23 with conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 08-27:** Soderquist Family Ranch LTD Partners. To review a single-wide mobile home in an Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

All less Right-of-Way, Wasta Township No. 2, Section 19, T1N, R14E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 08-27 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 21-56:** Alex and Holly Niemann, ANH Enterprises, Inc. To review the rental of 36 UTVs (6 back-ups) and 6 slingshots to include a washing area, parking area, and 36-40 employees in a Highway Service District in accordance with Sections 212 and 510 of the Pennington County Zoning Ordinance.

Lot G, Murray Subdivision, Section 21, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 21-56 with conditions.

6. **MINOR PLAT / MPL 22-09:** Michael and Joslyn Sullivan. To subdivide and create Tracts 4A and 4B, A Subdivision of Tract Four (4) of Schacher Subdivision in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Tract 4, Schacher Subdivision, Section 24, T1S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Tract 4A and Tract 4B, A Subdivision of Tract Four (4) of Schacher Subdivision, Section 24, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Minor Plat / MPL 22-09 with conditions.

END OF CONSENT AGENDA

7. **CONDITIONAL USE PERMIT / CU 22-09:** David and Mary Grover. To live in a pole barn/shop building while building a single-family residence on the subject property in a Ranchette District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot B, Mills Ranch Subdivision, Section 32, T1S, R5E, BHM, Pennington County, South Dakota.

8. **CONDITIONAL USE PERMIT / CU 22-11:** Justin Kistler. To live in the existing double-wide mobile home while building 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.

Tract 2, Valley View Estates, Section 7, T1N, R9E, BHM, Pennington County, South Dakota.

9. **CONDITIONAL USE PERMIT / CU 22-12:** Alisha and Peter Kolb. To allow a detached garage to be used as a Guest House on the subject property in an Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Tract 27, Clear Creek Tracts, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

10. CONDITIONAL USE PERMIT / CU 22-10: Children’s House Montessori / Michelle Kagarmenov. To allow a school on the subject property in an Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

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

11. COMPREHENSIVE PLAN AMENDMENT / CA 22-03: Tiffany Wolla. To amend the Comprehensive Plan to change the Future Land Use from Agriculture District to Ranchette District in accordance with Sections 205, 206, and 508 of the Pennington County Zoning Ordinance.

Lot 1, Engesser Subdivision No. 2, Section 35, T2N, R8E, BHM, Pennington County, South Dakota.

12. REZONE / RZ 22-03: Tiffany Wolla. To rezone 5.03 acres from Agriculture District to Ranchette District in accordance with Sections 205, 206, and 508 of the Pennington County Zoning Ordinance.

Lot 1, Engesser Subdivision No. 2, Section 35, T2N, R8E, BHM, Pennington County, South Dakota.

13. CONDITIONAL USE PERMIT / CU 22-13: Paul and Kristie Skorseth. To live in a pole barn/shop building while building 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.

E1/2NE1/4 Less ROW, Section 29, T2N, R13E, BHM, Pennington County, South Dakota.

14. PRELIMINARY PLAT / PPL 22-11: ELS Properties LLC; Rick Schulke. To subdivide and create Lots 3A, 3B, 3C, 3D, and 3E of Battle Creek Mountain Estates Subdivision in accordance with Section 400.2 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 3 and Lot A3 of Lot 3, Less Lot H1 of Lot 3 (Also in Section 17, 19), Battle Creek Mountain Estates, Sections 18, T2S, R7E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 3A, Lot 3B, Lot 3C, Lot 3D, and Lot 3E, Battle Creek Mountain Estates Subdivision, Section 18, T2S, R7E, BHM, Pennington County, South Dakota.

15. COMPREHENSIVE PLAN AMENDMENT / CA 22-05: Black Hills Tiny Resort, LLC (Joleen Zoller); KTM Design Solutions - Agent. To amend the Comprehensive Plan to change the Future Land Use from Agriculture District and Highway Service District to Highway Service District in accordance with Sections 205, 212, and 508 of the Pennington County Zoning Ordinance.

Lot 1, BHTR Subdivision, Section 3, T1S, R7E, BHM, Pennington County, South Dakota.

16. REZONE / RZ 22-05: Black Hills Tiny Resort, LLC (Joleen Zoller); KTM Design Solutions - Agent. To rezone 13.79 acres from Agriculture District and Highway Service District to Highway Service District in accordance with Sections 205, 212, and 508 of the Pennington County Zoning Ordinance.

Lot 1, BHTR Subdivision, Section 3, T1S, R7E, BHM, Pennington County, South Dakota.

17. COMPREHENSIVE PLAN AMENDMENT / CA 22-04: Black Hills Industrial Center, LLC; KTM Design Solutions - Agent. To amend the Comprehensive Plan to change the Future Land Use from Low Density Residential District to Heavy Industrial District in accordance with Sections 208, 214, and 508 of the Pennington County Zoning Ordinance.

All of the SE1/4, Section 29, T1N, R8E, BHM, Pennington County, South Dakota.

18. REZONE / RZ 22-04: Black Hills Industrial Center, LLC; KTM Design Solutions - Agent. To rezone 162 acres from Agriculture District to Heavy Industrial District in accordance with Sections 205, 214, and 508 of the Pennington County Zoning Ordinance.

All of the SE1/4, Section 29, T1N, R8E, BHM, Pennington County, South Dakota.

19. ORDINANCE AMENDMENT / OA 22-03: Pennington County. To amend Section 103 “Definitions” [to amend and supersede the existing Section 103 “Definitions”] of the Pennington County Zoning Ordinance.

20. ORDINANCE AMENDMENT / OA 22-02: Pennington County. To amend Section 303 “Multiple-Family Dwellings” [to amend and supersede the existing Section 303 “Multiple-Family Dwellings”] of the Pennington County Zoning Ordinance.

21. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission’s recommendations from the March 14th and March 28th meetings.

22. ITEMS FROM THE PUBLIC

23. ITEMS FROM THE STAFF

- A. Building Permit Report.
- B. Planning Commission Appointments.

24. ITEMS FROM THE MEMBERSHIP

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.