

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
April 12, 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 20, 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 22, 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 14-09:** Jessie Rieb. To review an existing single-family residence to be used as a second ranchhand's residence in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

All Section less right-of-way; less PT NW1/4NE1/4 and PT N1/2NW1/4, Section 11, T1S, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 14-09 with conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 14-10:** MDC Coast 2, LLC; Conrad's Big C Signs – Agent. To review two illuminated, on-premise signs within 1,500 feet of a residential zoning district / dwelling unit in a General Commercial District in accordance with Sections 209 and 510 of the Pennington County Zoning Ordinance.

Lot C of Tract 1, Paul Subdivision, Section 15, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 14-10 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 17-07:** Conrad's Signs; Dvorak Real Estate Holdings - Owner. To review an internally, illuminated sign within 1,500 feet of a residential zoning district/dwelling unit in a Highway Service District in accordance with Sections 210, 312, and 510 of the Pennington County Zoning Ordinance.

Lot 2A of Lot 2, Strato Rim Estates, Section 7, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 17-07 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 20-10:** Properties by Jenn, LLC; Jennifer Boerger – Agent. To review a Vacation Home Rental in a Limited Agriculture District in accordance with Sections 206, 319, and 510 of the Pennington County Zoning Ordinance.

Lot B of Lot 1 of Lot G of Lot 2, Reno Placer MS 823, Section 2, T2S, R4E, BHM, Pennington County, South Dakota.

(Continued from the December 7, 2020, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 20-10 with conditions.

END OF CONSENT AGENDA

7. **CONDITIONAL USE PERMIT / CU 21-12:** Kent Przymus. To allow a camper to be used as temporary living quarters while working on the property and cabin during the spring, summer, and fall; up 180 days per calendar year, in a Suburban Residential District in accordance with Sections 209 and 510 of the Pennington County Zoning Ordinance.

Lot 4 (also in Section 23), Block 9, Dakota Lode Subdivision, Section 14, T2N, R3E, BHM, Pennington County, South Dakota.

8. **REZONE / RZ 21-07 AND COMPREHENSIVE PLAN AMENDMENT / CA 21-03:** Rodney and Treva Golz. To rezone 0.89 acre from Low Density Residential to Suburban Residential District and to amend the Comprehensive Plan to change the Future Land Use from Rural Residential District to Suburban Residential District in accordance with Sections 207, 209, and 508 of the Pennington County Zoning Ordinance.

Lots 1 and 2, Block 1, Mountain Park Subdivision, Section 5, T1N, R6E, BHM, Pennington County, South Dakota.

9. LAYOUT PLAN / LPL 21-13: Betty Johnson To subdivide and create Lot 1A, Lot 1B, Lot 1C and Lot 1D of Black Metal No. 4 Lode M.S. 1986 in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 1 of Black Metal #4 Lode MS 1986, Sections 19, T1S, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1A, Lot 1B, Lot 1C and Lot 1D of Black Metal No. 4 Lode M.S. 1986, Sections 19, T1S, R5E, BHM, Pennington County, South Dakota.

10. ORDINANCE AMENDMENT / OA 21-03: Pennington County. To amend Section 204-I “Standards for Manufactured Homes, Modular Homes and Site, or Stick-Built Homes” of the Zoning Ordinance [to amend and supersede the existing Section 204-I “Standards for Manufactured Homes, Modular Homes and Site, or Stick-Built Homes”].

11. ORDINANCE AMENDMENT / OA 21-04: Pennington County. To amend Section 304 “Mobile Homes” of the Zoning Ordinance [to amend and supersede the existing Section 304 “Mobile Homes”].

12. ORDINANCE AMENDMENT / OA 21-05: Pennington County. To amend Ordinance 106 “Public Nuisance” [to amend and supersede the existing Ordinance 106 “Public Nuisance”].

13. 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 March 22, 2021, Planning Commission meeting.)

14. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission’s recommendations from the March 22, 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 there is adequate water supply to serve the proposed subdivision in a Planned Unit Development District, was denied.

15. ITEMS FROM THE PUBLIC
16. ITEMS FROM THE STAFF
17. ITEMS FROM THE MEMBERSHIP
 - A. Building Permit Report.
18. 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.