

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
April 13, 2020 @ 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 21, 2020, 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@pennco.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 prior to the scheduled meeting.

ROLL CALL

1. APPROVAL OF THE MARCH 23, 2020, 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 are recommendations to the Pennington County Board of Commissioners who will make the final decision.

3. **CONDITIONAL USE PERMIT REVIEW / CU 16-17:** West River Electric; Ross Johnson - Agent. To review an existing electrical substation in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot 1 of SE1/4SE1/4, Section 25, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-17 with conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 18-07:** Tim McTavish. To review four (4) illuminated, on-premise signs 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 3, The Forks at Remington Ranch, Section 22, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 18-07 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 18-48:** Robert Pace. To review a pole barn as a primary structure on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

W1/2W1/2W1/2E1/2NE1/4 Less ROW; E1/2E1/2 W1/2NE1/4 Less ROW; E1/2W1/2 E1/2W1/2NE1/4 Less ROW; E1/2W1/2W1/2E1/2W1/2NE1/4 Less ROW; E1/2W1/2 W1/2W1/2E1/2W1/2NE1/4 Less ROW Section 33, T2N, R11E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 18-48 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 19-03:** Joseph and Teri Creager. To review a storage shed/garage as a primary structure on the subject property in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 13, Block 1, Moon Meadow Estates, Section 34, T1N, R7E, BHM, Pennington County, South Dakota

To recommend approval of the extension of Conditional Use Permit / CU 19-03 with conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 19-09:** Martina Pugh. To review a single-wide mobile home to be used as a permanent residence in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance..

E60 feet of N115 feet of Lot 4 of Lot 13, Plateau Subdivision, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 19-09 with conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CU 19-14:** Dottie Pugsley. To review a multi-family residence in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 21, Block 4, County Heights Subdivision, Section 3, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 19-14 with conditions.

END OF CONSENT AGENDA

9. CONDITIONAL USE PERMIT / CU 20-06: Daniel and Jodi Endres. To allow for 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 3, Block 1, Harney Mountain Wilderness Estates, Section 33, T1S, R5E, BHM, Pennington County, South Dakota.

10. LAYOUT PLAN / LPL 20-06: Jeffrey and Holly Godber. To combine two lots to create Lot 1R of Mountain Park Placer in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot A less RTY and Lot B Less RTY of Mountain Park Placer MS 1230, Section 8, T1S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1R of Mountain Park Placer, Section 8, T1S, R6E, BHM, Pennington County, South Dakota.

11. COUNTY BOARD REPORT
The Board of Commissioners concurred with the Planning Commission's recommendations from the March 27, 2020, Planning Commission meeting.

12. ITEMS FROM THE PUBLIC

13. ITEMS FROM THE STAFF

A. Building Permit Report.

14. ITEMS FROM THE MEMBERSHIP

15. 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.