

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**May 9, 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 May 17, 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@pennco.org](mailto: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, twenty-four (24) hours prior to the scheduled meeting.

ROLL CALL

1. APPROVAL OF THE APRIL 25, 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 12-18:** Paul and Dawn Marso. To review a Vacation Home Rental in a Suburban Residential District in accordance with Sections 209, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 19, Block B, Edelweiss Mountain Development, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 12-18 with conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 19-18:** Perry and Vicki Van Newkirk. To allow review a Vacation Home Rental in a Rural Residential District in accordance with Sections 207, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 47 Revised, Burns Placer MS 697, Section 14, T1S, R4E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 19-18 with conditions.

5. **MINOR PLAT / MPL 22-12:** Little Guys, LLC/Benjamin Brink; KTM Design Solutions - Agent. To create Lots 1 and 2 of Powder House Subdivision in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Also in Section 6 2S-6E, Maine Lode MS 1715; Less Lot H1, H2 and H3, West State Lode MS 1533; Less Lot H1 – Lot H6 and Less Beckman Sub #2, State Lode MS 1533, all of Section 5, T2S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 1 and 2, Powder House Subdivision, Sections 5 and 6, T2S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Minor Plat / MPL 22-12 with conditions.

6. **MINOR PLAT / MPL 22-14:** Allan Knutson; D.C. Scott Surveyors. To reconfigure lot lines to create Lot BR of Lot 1 and Lot CR of Lot 1 of Battle Creek Mountain Estates Subdivision in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot A of Lot 1; Lot B of Lot 1 and Lot C of Lot 1, Battle Creek Mountain Estates Subdivision, Section 17, T2S, R7E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot BR of Lot 1 and Lot CR of Lot 1 of Battle Creek Mountain Estates Subdivision, Section 17, T2S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Minor Plat / MPL 22-14 with conditions.

## **END OF CONSENT AGENDA**

7. **CONDITIONAL USE PERMIT / CU 22-04:** School House, LLC (Larry Teuber); Jessica Ginger - Agent. To allow a Vacation Home Rental in a Suburban Residential District in accordance with Sections 209, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 2, Pioneer Subdivision No. 3, Section 31, T1N, R7E, BHM, Pennington County, South Dakota.

(Continued from the February 28, 2022, Planning Commission meeting.)

8. **ROAD NAMING:** Edward and Tonya Mandy. To name a proposed 66-foot-wide Public Right-of-Way providing access to property located in Section 6, T1S, R7E, BHM, Pennington County, South Dakota, to Viridian Way.
9. **ROAD NAME CHANGE:** Tyrel Eisenbraun. To rename a 66-foot-wide Public Right-of-Way providing access to property located in Sections 1, 2, 12, 13, 24, 25, 35, and 36 of T1N, R14E; Sections 11, 12, 13, 14, 23, 25, 26, 35, and 36 of T2N, R14E, and Section 1, T1S, R14E, BHM, Pennington County, South Dakota, from Jensen Road to Crooked Creek Road.

10. LAYOUT PLAN / LPL 22-15: Isaac Almanza; Renner Associates - Agent. To subdivide and create Lot 1 of JV Subdivision and Lot 2R of HES #563 in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 2 Less Lots H2 and H3 (also in Section 14) of HES #563, Section 22, T1S, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1 of JV Subdivision and Lot 2R of HES #563, Section 22, T1S, R5E, BHM, Pennington County, South Dakota.

11. REZONE / RZ 22-09: Isaac Almanza; Renner Associates - Agent. To rezone 7.137 acres from Agriculture District to Ranchette District in accordance with Sections 205, 206, and 508 of the Pennington County Zoning Ordinance.

Lot 2 Less Lots H2 and H3 of HES #563, Section 22, T1S, R5E, BHM, Pennington County, South Dakota.

12. PRELIMINARY PLAT / PPL 22-13: Martha Washington Place, LLC / Rodney Johnson. To subdivide and create Lot A of Lot 1 of Martha Washington Place Subdivision in accordance with Section 400.2 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 1 (also in Section 2), Martha Washington Place Subdivision, Section 3, T2S, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot A of Lot 1, Martha Washington Place Subdivision, Section 3, T2S, R5E, BHM, Pennington County, South Dakota.

13. PLANNED UNIT DEVELOPMENT OVERLAY / PU 22-08: Black Hills Tiny Resort, LLC / Joleen Zoller. To allow a Recreational Resort to include a Recreational Vehicle Park, Vacation Home Rentals, and a caretaker/manager's residence on the subject property in accordance with Sections 205, 212, 306, 319, and 216 of the Pennington County Zoning Ordinance.

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

14. MINOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 22-07: David Woodhead. To amend the Sunset Ranch Planned Unit Development to allow a dirt bike track on the subject property in accordance with Section 216 of the Pennington County Zoning Ordinance.

Lot 17, Block 2, Sunset Ranch Subdivision, Section 32, T2N, R10E, BHM, Pennington County, South Dakota.

15. ORDINANCE AMENDMENT / OA 22-04: Pennington County. To amend Section 304 “Mobile Homes” [to amend and supersede the existing Section 304 “Mobile Homes”] of the Pennington County Zoning Ordinance.
16. ORDINANCE AMENDMENT / OA 22-05: Pennington County. To amend Section 316 “Telecommunications Facility” [to amend and supersede the existing Section 316 “Telecommunications Facility”] of the Pennington County Zoning Ordinance.
17. ORDINANCE AMENDMENT / OA 22-06: Pennington County. To amend Section 511 “Fees” [to amend and supersede the existing Section 511 “Fees”] of the Pennington County Zoning Ordinance.
18. ORDINANCE AMENDMENT / OA 22-07: Pennington County. To amend the Subdivision Regulations [to amend and supersede the existing Subdivision Regulations] of the Pennington County Subdivision Regulations.
19. COUNTY BOARD REPORT  
The Board of Commissioners concurred with the Planning Commission’s recommendations from the April 25<sup>th</sup> meeting with the exception of:
  1. Comprehensive Plan Amendment 22-07 and Rezone 22-07: Jack and Marie Ziemer. The two items were approved by the Board.
  2. Planned Unit Development Overlay 22-06: Katie Smirnova and Brett Walfish. This item was continued to the May 17<sup>th</sup> Board Meeting.
20. ITEMS FROM THE PUBLIC
21. ITEMS FROM THE STAFF  
A. Building Permit Report.
22. ITEMS FROM THE MEMBERSHIP
23. 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.**