

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
May 10, 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 May 18, 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 APRIL 26, 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 16-34:** Jessica Thurmes. To review a Recreational Vehicle to be used as temporary living quarters for no more than 180 days per calendar year on the subject property in a Residential District in accordance with Section 510 of the Pennington County Zoning Ordinance.

Lot 4, Harrington Subdivision, Section 19, T2S, R7E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 16-34 to the July 26, 2021, Planning Commission meeting with one (1) condition.

4. **CONDITIONAL USE PERMIT REVIEW / CU 20-05:** James and Melissa Moore. To review a Vacation Home Rental in a Agriculture District in accordance with Sections 319 and 510 of the Pennington County Zoning Ordinance.

NE1/4SE1/4 Lying S of Centerline of CO RD T235, Section 20, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 20-05.

5. **CONDITIONAL USE PERMIT REVIEW / CU 20-11:** Audra Olson. To review a Vacation Home Rental in a Suburban Residential District in accordance with Sections 319 and 510 of the Pennington County Zoning Ordinance.

Lot 18 of Tract A, Sunnyside Acres, Section 25, T2N, R4E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 20-11 with conditions.

6. **CONDITIONAL USE PERMIT / CU 21-21:** Larry and Ramona Vander Zee. To allow a Guest House in a Ranchette Residential District in accordance with Sections 206, 318, and 510 of the Pennington County Zoning Ordinance.

All (also in Section 35, T1N, R3E), HES 573, Section 2, T1S, R3E, BHM, Pennington County, South Dakota.

(Continued from the April 26, 2021, Planning Commission meeting.)

To recommend approval of the withdrawal of Conditional Use Permit / CU 21-21, per the applicant's request.

END OF CONSENT AGENDA

7. **CONDITIONAL USE PERMIT / CU 21-22:** Elizabeth Gnade. To allow a Vacation Home Rental in a Rural Residential District in accordance with Sections 207, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 73 (with Lane), Burns Placer MS 697, Section 24, T1S, R4E, BHM, Pennington County, South Dakota.

8. **CONDITIONAL USE PERMIT / CU 21-23:** Mark Erickson. To allow a Vacation Home Rental in an Agriculture District in accordance with Sections 205, 319, and 510 of the Pennington County Zoning Ordinance.

Lot A of Lot 4, Section 18, T2S, R7E, BHM, Pennington County, South Dakota.

9. **CONDITIONAL USE PERMIT / CU 21-24:** David and Kelly Larson. To allow a Vacation Home Rental in an Suburban Residential District in accordance with Sections 209, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 31 Revised, Colonial Village Estates, Section 32, T1N, R7E, BHM, Pennington County, South Dakota.

10. CONDITIONAL USE PERMIT / CU 21-25: Jessica Hessler, 7 Wonders, LLC; Fisk Land Surveying - Agent. To allow a Vacation Home Rental in an Suburban Residential District in accordance with Sections 209, 319, and 510 of the Pennington County Zoning Ordinance.

Lots 1 and 2 of Lot 7 and 8 (Replatted) of Clear Creek Placer MS 1184, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

11. COMPREHENSIVE PLAN AMENDMENT / CA 21-06: Nothing Doing, LLC; Dannie Davis - Agent. To amend the Comprehensive Plan to change the Future Land Use from Planned Unit Development District to Ranchette Residential District in accordance with Sections 206, 216, and 508 of the Pennington County Zoning Ordinance.

N1/2NW1/4SE1/4; SW1/4NW1/4SE1/4, Section 14, T1N, R5E, BHM, Pennington County, South Dakota.

12. LAYOUT PLAN / LPL 21-16: Jess and Kendra Kellogg; Davis Engineering – Agent. To create Lot 12R Revised, Block 5 of Northdale Subdivision and Lot A Revised of Riss Subdivision in accordance Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot A of Riss Subdivision and Lot 12 Revised of Block 5 of Northdale Subdivision, all located in Section 8, T2N, R7E, BHM, Pennington County and Meade County, South Dakota.

PROPOSED LEGAL: Lot A Revised of Riss Subdivision and Lot 12R Revised of Block 5 of Northdale Subdivision, all located in Section 8, T2N, R7E, BHM, Pennington County and Meade County, South Dakota.

13. LAYOUT PLAN / LPL 21-18: Alvin and Lois Rudd. To create Rudd Tract in accordance Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: SE1/4SE1/4SW1/4 and SE1/4NE1/4; That PT NE1/4NE1/4 Lying S and E of RR ROW; That PT SE1/4SW1/4 LYING S and E of RR ROW, Less SE1/4SE1/4SW1/4; 50 ft wide strip in W1/2NE1/4 Lying S and E of RR ROW; That PT NW1/4NE1/4 Lying S and E of RR ROW, Less Aforementioned 50 ft wide strip; That PT SW1/4NE1/4 Lying S and E of RR ROW, Less AF, Section 8, T2S, R8E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Rudd Tract, Section 8, T2S, R8E, BHM, Pennington County, South Dakota.

14. LAYOUT PLAN / LPL 21-23: David Stone. To create Lot B of Guy Davis Homestead in accordance Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Tract 1 (also in Section 14) of Guy Davis Homestead and S1/2NE1/4; GL 2-4 Less Lot A of GL 4; SE1/4 all located in Section 11, T6N, R17E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot B of Guy Davis Homestead, Section 11, T6N, R17E, BHM, Pennington County, South Dakota.

15. REZONE / RZ 21-04 AND COMPREHENSIVE PLAN AMENDMENT / CA 21-02: Mike Cimino, Nicarly Properties, LLC. To rezone 24.08 acres from Ranchette District and Rural Residential District to Agriculture District and to amend the Comprehensive Plan to change the Future Land Use from Ranchette District to Agriculture District.

Blocks 2-5 in NE1/4SE1/4; that PT of Unplat PT of N1/2SE1/4 Lying E of CO RD #318 Less RR ROW, Section 8, T1N, R4E, BHM, Pennington County, South Dakota.

16. REZONE / RZ 21-14 AND COMPREHENSIVE PLAN AMENDMENT / CA 21-08: Mike Gennaro, TDG Real Estate, LLC. To rezone 8.79 acres from Ranchette Residential to Rural Residential and to amend the Comprehensive Plan to change the Future Land Use from Ranchette Residential District to Rural Residential District in accordance with Sections 206, 207, and 508 of the Pennington County Zoning Ordinance.

All of Glendale #1 Lode MS 1111, Section 14, T2S, R6E, BHM, Pennington County, South Dakota.

17. CONDITIONAL USE PERMIT / CU 21-16: Kyle Brown; Martin and Dianne Nelson - Owners. To allow a caretaker's residence on the subject property in a Suburban Residential District in accordance with Sections 204-C, 209, and 510 of the Pennington County Zoning Ordinance.

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

(Continued from the April 26, 2021, Planning Commission meeting.)

18. PRELIMINARY PLAT / PPL 21-17: Keith Lau. To subdivide and create Lots 5R and 5B of Lau Subdivision in accordance with Section 400.2 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 5 of Lau Subdivision, Section 9, T1N, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 5R and Lot 5B of Lau Subdivision, Section 9, T1N, R6E, BHM, Pennington County, South Dakota.

19. LAYOUT PLAN / LPL 21-19: Thomas Berry. To reconfigure lots lines to create Lots 6R and 7R of Pine Meadow Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 6 and Lot 7 of Pine Meadow Subdivision, Section 31, T2N, R6E, BHM, Pennington County.

PROPOSED LEGAL: Lot 6R and Lot 7R of Pine Meadow Subdivision, Section 31, T2N, R6E, BHM, Pennington County.

20. MINOR PLAT / MPL 21-20: Dale and Luanne Russell. To reconfigure lot lines to create Lots 1 and 2 of Russell Subdivision in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot A, Lot B, Lot C, and Lot D of Lot 1 of NW1/4SW1/4 and Tract A of NW1/4SW1/4, Section 5, T1N, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 1 and 2 of Russell Subdivision, Section 5, T1N, R6E, BHM, Pennington County, South Dakota.

21. LAYOUT PLAN / LPL 21-21: Kathryn Policky. To subdivide and create Tracts 1 and 2 and Well Lot of Policky Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Tract B of E1/2SE1/4 Less Tract B-1, Section 9, T1N, R6E, BHM, Pennington County.

PROPOSED LEGAL: Tracts 1 and 2 and Well Lot of Policky Subdivision, Section 9, T1N, R6E, BHM, Pennington County.

22. CONDITIONAL USE PERMIT / CU 21-18: Lowell Kolb. To allow a temporary campground/assembly of people on the subject property during the month of July in an Agriculture District in accordance with Sections 205, 314, and 510 of the Pennington County Zoning Ordinance.

SW1/4NE1/4 Less E200 feet of N947 feet of E1/2SW1/4NE1/4 and Less S373 feet of SE1/4SW1/4NE1/4, Section 32, T1S, R7E, BHM, Pennington County, South Dakota.

(Continued from the April 26, 2021, Planning Commission meeting.)

23. COMPREHENSIVE PLAN AMENDMENT / CA 21-09: Pennington County. To amend the existing Comprehensive Plan “View to 2040” Section 3.1 “Land Use Designations and Standards” Figure 3-1 Future Land Use Map, page 3-15.

24. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission’s recommendations from the April 26, 2021, Planning Commission meeting.

25. ITEMS FROM THE PUBLIC

26. ITEMS FROM THE STAFF

- A. Building Permit Report.
- B. Special Planning Commission Meeting – May 17th.
- C. Planning Commission Members Sought.

27. ITEMS FROM THE MEMBERSHIP

28. 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.