

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
May 13, 2024 @ 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 21, 2024, 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, P.O. Box 6160, Rapid City, SD 57709, 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 22, 2024, MINUTES
2. APPROVAL OF THE AGENDA
3. APPROVAL OF THE CONSENT 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.

4. **CONDITIONAL USE PERMIT REVIEW / CUR 18-01:** Ron Weifenbach. To review seasonal retail sales of Class C fireworks in a Commercial District in accordance with the Pennington County Zoning Ordinance.

All, Block 8, Harney Peak View Addition, Section 9, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CUR 18-01 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 18-09:** Scott and Christine Grierson. To review a Recreational Vehicle to be used as temporary living quarters on the subject property (Lot 6) while building a single-family residence on Lot 5 in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Lot 6, Block 3, Pactola Estates, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CUR 18-09 with the applicant's concurrence.

6. **CONDITIONAL USE PERMIT REVIEW / CUR 18-14:** All American Sales; Doug Bellinger. To review seasonal retail sales of Class C Fireworks in a Heavy Industrial District in accordance with the Pennington County Zoning Ordinance.

Lots A and B of Tract B of SW1/4 Less Lot H3 of said Lot B, including Lot H2 of Tract B, Section 27, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CUR 18-14 with conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CUR 21-67:** Kelley and Kasey Kurtz. To review living in a double-wide mobile home, while building a single-family residence on the subject property and then the double-wide mobile home will be removed from the property in accordance with the Pennington County Zoning Ordinance.

Lot 10, Collins Addition, Section 20, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CUR 21-67 with the applicant's concurrence, as the double-wide mobile home has been removed.

8. **CONDITIONAL USE PERMIT REVIEW / CUR 22-47:** Travis Crisman. To review a contractor's storage yard in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Also in Section 32, T1S, R4E, HES #306 of Section 5, T2S, R4E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CUR 22-47 with conditions.

9. **CONDITIONAL USE PERMIT REVIEW / CUR 23-09:** Brian and Jennifer Feistner. To review a Vacation Home Rental on the subject property a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot B, Kjerstad Addition, Section 30, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CUR 22-09 with conditions.

10. **CONDITIONAL USE PERMIT REVIEW / CUR 23-10:** Nathan and Alexis Sobolewski. To review a grain bin to be utilized for food and beverage sales on the subject property in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Tract1A, Perman Addition, Section 32, T2S, R13E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CUR 23-10 with conditions.

11. **CONDITIONAL USE PERMIT REVIEW / CUR 23-23**: Ryan and Rhonda Kelly. To review an Accessory Dwelling Unit in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

S1/2SE1/4NE1/4, Section 27, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CUR 23-23 with the applicant's concurrence.

12. **CONDITIONAL USE PERMIT REVIEW / CUR 23-38**: Peaceful Valley Hideaway, LLC (William and Valerie Landis); Connor Donohoe - Agent. To review a Vacation Home Rental in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot C of Lot 2, New York Subdivision, Section 24, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CUR 23-38 with conditions.

13. **PLANNED UNIT DEVELOPMENT OVERLAY REVIEW / PU 22-17**: David Allard. To review a Planned Unit Development Overlay for a mixed-use structure, a mobile home park, and a multiple-family dwelling in a Commercial District in accordance with the Pennington County Zoning Ordinance.

Lot 1 of Lot D of SW1/4SE1/4 and RR Right-of-Way Across Lot 1, Subdivision of Section 31, 2N-6E, Section 31, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Planned Unit Development Overlay Review / PUR 22-17 with conditions.

END OF CONSENT AGENDA

14. **LOT LINE ADJUSTMENT PLAN / COLAPL 24-0001**: David and Barbara Fields. To combine two lots to create Lot 17R of Granite Point Subdivision in accordance with the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 17 and Lot 8, Granite Point Subdivision, Section 10, T2S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 17R, Granite Point Subdivision, Section 10, T2S, R6E, BHM, Pennington County, South Dakota.

15. PRELIMINARY PLAN / COPPL 24-0007: Keystone Adventures, Inc. To create Tracts 1, 2, and 3 of Keystone Adventures Addition in accordance with the Pennington County Subdivision Regulations.

EXISTING LEGAL: Golden Treasure Fraction MS 1198 Incl Vac ROW, Incl Pt Lot B Adj to Golden Treasure Fraction MS 1198, and Less Lot H2 of Golden Treasure Fraction MS 11; and the Unplatted Balance of GL 16 Less Row; Unplatted Balance of GL 21 Less Row; Lot A of W1/2NE1/4SE1/4; Pt Lot B Adj to GL 16, and Golden Treasure Fraction MS 11, all located in Section 31, T1S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Tracts 1, 2, and 3 of Keystone Adventures Addition, Section 31, T1S, R6E, BHM, Pennington County, South Dakota.

16. PRELIMINARY PLAN / COPPL 24-0008: Sonquist, LLC; Rob Hammerquist. To combine six lots to create Lot A Revised of Sonquist Acres Subdivision in accordance with the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot A of Sonquist Acres; Lot H of Sonquist Acres; Balance of NE1/4NW1/4 (GL3); Balance of Lot A Revised of NW1/4NE1/4 (GL2); Balance of Lot B of NW1/4NE1/4 (GL2); and Lot F of NW1/4NE1/4 (GL2), all located in Section 6, T1N, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot A Revised, Sonquist Acres Subdivision, Section 6, T1N, R6E, BHM, Pennington County, South Dakota.

17. CONDITIONAL USE PERMIT AMENDMENT / CU 04-35: Chris Peterson. To amend an existing Conditional Use Permit to allow three (3) additional storage structures in a Commercial District in accordance with the Pennington County Zoning Ordinance.

Tract 1 of SE1/4, Section 11, T1N, R6E, BHM, Pennington County, South Dakota.

18. MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 94-02: Little Guys, LLC; Benjamin Brink. To amend an existing Planned Unit Development for a change in lot arrangement in accordance with the Pennington County Zoning Ordinance.

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

19. CONDITIONAL USE PERMIT / COCU 24-0011: Hose Clamp Customs; Josh Anderson. To allow a Home Occupation in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Lot C1, Dewalds Subdivision, Section 12, T1N, R6E, BHM, Pennington County, South Dakota.

20. ORDINANCE AMENDMENT / OA 24-05: Pennington County. To amend Section 312 “Signs, Billboards, and Other Advertising Structures” [to amend and supersede the existing Section 312 “Signs, Billboards, and Other Advertising Structures”] of the Pennington County Zoning Ordinance.

21. ORDINANCE AMENDMENT / OA 24-03: Pennington County. To amend Section 319 “Vacation Home Rental” [to amend and supersede the existing Section 319 “Vacation Home Rental”] of the Pennington County Zoning Ordinance.

(Continued from the April 22, 2024, Planning Commission meeting.)

22. ORDINANCE AMENDMENT / OA 24-04: Pennington County. To amend Section 511 “Fees” [to amend and supersede the existing Section 511 “Fees”] of the Pennington County Zoning Ordinance.

(Continued from the April 22, 2024, Planning Commission meeting.)

23. EXECUTIVE SESSION.

24. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission’s recommendations from the April 22, 2024, Planning Commission meeting.

25. ITEMS FROM THE PUBLIC

26. ITEMS FROM THE STAFF

A. Building Permit Report.

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.

