

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**June 14, 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 July 6, 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](mailto: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 MAY 24, 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 12-03:** Keith and Mary Ann Wheeler. To review a single-wide mobile home being used as a single-family residence in a Suburban Residential District in accordance with Sections 209 and 510 of the Pennington County Zoning Ordinance.

The N1/2 of Lot 9, Block 8, Eastern Acres Subdivision, Section 11, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 12-03 with conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 14-15:** Vincent Ryan Revocable Trust. To review two bunkhouses and a small lodge on the subject property in an Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

W1/2NE1/4SW1/4; W1/2SE1/4NW1/4, Section 15, T4S, R14E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 14-15 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 17-23:** Cliff Dahl. To review existing structures on the subject property including a pole frame building in an Agriculture District in accordance with Section 205 and 510 of the Pennington County Zoning Ordinance.

Lot 1, Windy Hollow Subdivision, Section 7, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 17-23 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 18-18:** Randy Dowdy and Laura Luthy. To review a rental home park on the subject property to include four (4) existing mobile home rental units and to allow an additional ten (10) rental units, which would include mobile homes and/or governor's homes, and to also allow a caretaker/manager's residence and shop building on the subject property in a Suburban Residential District in accordance with Sections 209 and 510 of the Pennington County Zoning Ordinance.

W1/2W1/2SE1/4SW1/4, Section 17, T2N, R8E, BHM, Pennington County, South Dakota.

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

7. **CONDITIONAL USE PERMIT REVIEW / CU 19-11:** Paul and Rebecca Freidel. To review a Guest House on the subject property in a Low Density Residential District in accordance with Sections 207, 318, and 510 of the Pennington County Zoning Ordinance.

Lot 6, Cedar Gulch Subdivision, Section 4, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 19-11 with conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CU 20-07:** BH Energy / Shannon Pollmiller – Agent. To review a temporary contractor's equipment storage yard in a Highway Service District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

Lot 11, The Forks at Remington Ranch, Section 22, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 20-07 with the applicant's concurrence.

9. **CONDITIONAL USE PERMIT REVIEW / CU 20-28:** Mystic Road Cottage, LLC – Steve Yearous. To review the transfer of a Vacation Home Rental in a Rural Residential District in accordance with Sections 207, 319 and 510 of the Pennington County Zoning Ordinance.

Lot 1, Redfern Valley Subdivision, Section 33, T1N, R4E, BHM, Pennington County, South Dakota.

To recommend approval of the transfer of Conditional Use Permit / CU 20-28 with conditions.

10. **MINOR PLAT / MPL 21-34:** Jessica Hessler – 7 Wonders, LLC; Fisk Land Surveying - Agent. To combine three lots to create Lot 1 Revised of Block 1 of Forest Homes Development and Dedicated Right-of-Way in a Suburban Residential District in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lots 1 and 2 of Block 1 of Forest Homes Development and Tract 0046 all located in Section 6, T1N, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1 Revised of Block 1 of Forest Homes Development and Dedicated Right-of-Way, Section 6, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Minor Plat / MPL 21-34 with conditions.

## **END OF CONSENT AGENDA**

11. **CONDITIONAL USE PERMIT / CU 21-29:** James and Janice Beld. To allow for a Recreational Vehicle to be utilized as temporary living quarters on the subject property for less than 180 days per calendar year in a Ranchette Residential District in accordance with Sections 204-C, 204-G, 206 and 510 of the Pennington County Zoning Ordinance.

SE1/4NE1/4, Section 18, T1S, R3E, BHM, Pennington County, South Dakota.

12. **CONDITIONAL USE PERMIT / CU 21-30:** Thomas Boyce and Lynn Behr. To allow a Vacation Home Rental in a Low Density Residential District in accordance with Sections 208, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 3, HES #305, Section 33, T1S, R4E, BHM, Pennington County, South Dakota.

13. CONDITIONAL USE PERMIT AMENDMENT / CU 14-25: Jeff DeVeney. To amend an existing Conditional Use Permit to increase the size of the two existing storage units on the subject property from 40' x 100' to 40' x 184' in a Highway Service District in accordance with Sections 212 and 510 of the Pennington County Zoning Ordinance.

Lot J, Murray Subdivision, Section 21, T1S, R5E, BHM, Pennington County, South Dakota.

14. CONDITIONAL USE PERMIT / CU 21-31: Cynthia and Mark Van Vleck. To live in a Recreational Vehicle while building a single-family residence on the subject property in an Rural Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 1, Harney View Estates, Section 29, T1S, R5E, BHM, Pennington County, South Dakota.

15. CONDITIONAL USE PERMIT / CU 21-32: Dennis and Wyonne Kaemingk; Fisk Land Surveying – Agent. To allow a secondary/accessory structure, a garage, as a primary structure on the subject property in a Rural Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 6, Block 8, Forest Home Development, Section 6, T1N, R6E, BHM, Pennington County, South Dakota.

16. LAYOUT PLAT / LPL 21-31: Timothy and Marjorie Schwab. To combine two lots to create 14R of Double Diamond Ranch Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 13 and Lot 14 of Double Diamond Ranch Subdivision, Section 22, T1S, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 14R, Double Diamond Ranch Subdivision, Section 22, T1S, R5E, BHM, Pennington County, South Dakota.

17. MINOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 21-08: Todd and Tina Warkenthien. To amend the existing Planned Unit Development to reduce the front yard setback from 25 feet to 15 feet for a future garage on the subject property in accordance Section 216 of the Pennington County Zoning Ordinance.

Lot 3R, Block 2, The Reserve at Remington Ranch, Section 22, T1S, R5E, BHM, Pennington County, South Dakota.

18. LAYOUT PLAN / LPL 21-30: Edward and Tammy Davis. To combine three lots to create Lot 7R-2 of Forest View Subdivision in accordance Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 5, 6, and 7R (also located in Section 27), Forest View Subdivision, Section 28, T2N, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 7R-2 (also located in Section 27), Forest View Subdivision, Section 28, T2N, R5E, BHM, Pennington County, South Dakota.

19. PRELIMINARY PLAT / PPL 21-32: David Stone. To create Lot B of Guy Davis Homestead in accordance Section 400.2 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.

20. PRELIMINARY PLAT / PPL 21-33: 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 Section 400.2 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 2 and 3, T2S, R5E, BHM, Pennington County, South Dakota.

21. CONDITIONAL USE PERMIT / CU 21-28: Travis Green. To allow an accessory structure, a pole barn, as a primary structure on the subject property in an Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

S425 feet of N850 feet of W1075 feet of SW1/4SW1/4, Section 13, T1N, R9E, BHM, Pennington County, South Dakota.

(Continued from the May 24, 2021, Planning Commission meeting.)

22. TELECOMMUNICATIONS FACILITY PERMIT / TC 21-02: Pennington County. To allow a 180-foot self-supporting public safety radio tower and equipment shelter on the subject property in a Highway Service District in accordance with Sections 212 and 316 of the Pennington County Zoning Ordinance.

Lot 1R, RFD Subdivision, Section 8, T1S, R7E, BHM, Pennington County, South Dakota.

23. LAYOUT PLAN / LPL 21-35: JKRK Properties, LLC; Ryan Kaski. To create Lots 1-21 of Block 7, Lots 8-16 of Block 8, and Lots 9-17 of Block 9 of Sunset Ranch Subdivision in accordance with Sections 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: GL 3; GL 4 Less Sunset Ranch and Less ROW; N1/2S1/2NW1/4; SW1/4; N1/2S1/2NE1/4; GL 1-2 Less Sunset Ranch and Less ROW; Lots 10, 11, 14, 15 and 16 of Block 9 of Sunset Ranch Subdivision, Sections 4 and 5, T1N, R10E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 1-21 of Block 7, Lots 8-16 of Block 8, and Lots 9-17 of Block 9 of Sunset Ranch Subdivision, Sections 4 and 5, T1N, R10E, BHM, Pennington County, South Dakota.

24. ORDINANCE AMENDMENT / OA 21-10: Pennington County. To amend Section 400 “Nonconforming Buildings, Structures and Uses of Land” [to amend and supersede the existing Section 400 “Nonconforming Buildings, Structures and Uses of Land”] of the Pennington County Zoning Ordinance.

25. ORDINANCE AMENDMENT / OA 21-11: Pennington County. To repeal Section 502 “Planning and Zoning Director” [to repeal the existing Section 502 “Planning and Zoning Director”]; Section 503 “Pennington County Planning & Zoning Commission” [to repeal the existing Section 503 “Pennington County Planning & Zoning Commission”]; Section 504 “Pennington County Zoning Board of Adjustment” [to repeal the existing Section 504 “Pennington County Zoning Board of Adjustment”]; and, Section 505 “Pennington County Board of Commissioners” [to repeal the existing Section 505 “Pennington County Board of Commissioners”] of the Pennington County Zoning Ordinance.

26. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission’s recommendations from the May 24, 2021, Planning Commission meeting.

Preliminary Plat 21-17: Keith Lau to create Lots 5R and 5B of Lau Subdivision was continued to the June 1<sup>st</sup> BOC Meeting and was approved.

27. ITEMS FROM THE PUBLIC

28. ITEMS FROM THE STAFF

A. Building Permit Report.

29. ITEMS FROM THE MEMBERSHIP

30. 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.**