

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
July 10, 2023 @ 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 18, 2023, 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. ELECTION OF OFFICERS
2. APPROVAL OF THE JUNE 26, 2023, MINUTES
3. 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.

4. **CONDITIONAL USE PERMIT REVIEW / CU 83-01:** Gerold Schuelke. To review a Recreational Vehicle Park in a Highway Service District in accordance with the Pennington County Zoning Ordinance.

SW1/4NE1/4, Section 17, T1N, R3E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 83-01 with the property owner's concurrence.

5. **CONDITIONAL USE PERMIT REVIEW / CU 17-16:** School House, LLC / Larry Teuber. To review a Vacation Home Rental in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 1R, Block 4, Spring Canyon Estates Subdivision, Section 5, T1S, R7E, BHM, Pennington County, South Dakota.

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

6. **CONDITIONAL USE PERMIT REVIEW / CU 17-18:** SC Meridian, LLC / Larry Teuber. To review a Vacation Home Rental in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 1R, Block 3, Spring Canyon Estates Subdivision, Section 5, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 17-18 with conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 17-19:** SC Meridian, LLC / Larry Teuber. To review a Vacation Home Rental in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 6R, Block 3, Spring Canyon Estates Subdivision, Section 5, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 17-19 with conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CU 18-16:** David and Karen Maudlin. To review a Vacation Home Rental in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 3 (also in Section 3, T2S, R5E), Turbo Subdivision, Section 34, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 18-16 to the July 24, 2023, Planning Commission meeting.

9. **CONDITIONAL USE PERMIT REVIEW / CU 18-17:** James and Laura Rogers. To review seasonal bunkhouses on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Lot 10, Moon Ranch Subdivision, Section 33, T1S, R1E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 18-17 with conditions.

10. **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 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 to end Conditional Use Permit / CU 19-09.

11. **CONDITIONAL USE PERMIT REVIEW / CU 19-10:** Jeff and Jodi Sugrue. To review a multi-family dwelling in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Tract C, Block 5, Silver City Subdivision, Section 31, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 19-10 with conditions.

12. **CONDITIONAL USE PERMIT REVIEW / CU 19-14:** Dottie Pugsley. To review a multi-family residence in a Suburban Residential District in accordance with 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.

13. **CONDITIONAL USE PERMIT REVIEW / CU 20-04:** School House, LLC; Jessica Ginger – Agent. To review a Vacation Home Rental in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 2A (also in Section 6), Block 1, Spring Canyon Estates, Section 5, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 20-04 with conditions.

14. **CONDITIONAL USE PERMIT REVIEW / CU 21-22:** Elizabeth Gnade. To review a Vacation Home Rental in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

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

To recommend approval of the extension of Conditional Use Permit / CU 21-22 with conditions.

15. **CONDITIONAL USE PERMIT REVIEW / CU 21-30:** Thomas Boyce and Lynn Behr. To review a Vacation Home Rental in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

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

To recommend approval of the extension of Conditional Use Permit / CU 21-30 with conditions.

16. **CONDITIONAL USE PERMIT REVIEW / CU 21-36:** Larry and Ramona Vander Zee. To review an Accessory Dwelling Unit on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

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

To recommend approval of the extension of Conditional Use Permit / CU 21-36 with conditions.

17. **CONDITIONAL USE PERMIT REVIEW / CU 21-44:** Michael and Jeanne Wagner. To review living in a Recreational Vehicle while building a single-family residence on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Lot 2, Rand Lode Subdivision, Section 18, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 21-44 as the use is no longer needed.

18. **CONDITIONAL USE PERMIT REVIEW / CU 21-47:** Lind Camp, LLC / Sheila Gillespie. To review a Vacation Home Rental in an Agriculture District and Highway Service District in accordance with the Pennington County Zoning Ordinance.

N1/2NE1/4; SW1/4NE1/4; NE1/4NW1/4, Section 17, T1N, R3E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 21-47 with conditions.

19. **CONDITIONAL USE PERMIT REVIEW / CU 22-03:** SC Meridian, LLC (Larry Teuber); Jessica Ginger - Agent. To review a Vacation Home Rental in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 3, Block 5, Spring Canyon Estates, Section 6, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 22-03 with conditions.

20. **CONDITIONAL USE PERMIT REVIEW / CU 22-04:** School House, LLC (Larry Teuber); Jessica Ginger - Agent. To review a Vacation Home Rental in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

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

To recommend approval of the extension of Conditional Use Permit / CU 22-04 with conditions.

21. **CONDITIONAL USE PERMIT REVIEW / CU 22-23:** Susan Murray. To review an accessory structure, a garage, as a primary structure on the subject property in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot B, Murray Subdivision No. 2, Section 31, T1N, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 22-23 with conditions.

22. **MINOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PU 21-08:** Todd and Tina Warkenthien. To review the setback for a garage on the subject property in a Planned Unit Development District in accordance with the Pennington County Zoning Ordinance.

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

To recommend approval of the extension of Minor Planned Unit Development Amendment / PU 21-08 with conditions.

END OF CONSENT AGENDA

23. **CONDITIONAL USE PERMIT / CU 23-22:** Doug and Jackie Bogue. To allow a Vacation Home Rental in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 20, Block D, Edelweiss Mountain Development, Section 20, T1N, R5E, BHM, Pennington County, South Dakota.

24. **PLANNED UNIT DEVELOPMENT OVERLAY / PU 23-06:** Horse Creek, LLC; Garret Kuchenbecker. To allow a Recreational Resort in accordance with the Pennington County Zoning Ordinance.

Lot 17 Less Outlot 1 and Right-of-Way (also in Section 3) and Outlot 1 of Lot 17 and 30 feet Right-of-Way, all located in Saxon Placer MS 1250, Section 2, T1S, R5E, BHM, Pennington County, South Dakota.

(Continued from the June 26, 2023, Planning Commission meeting.)

25. **ORDINANCE AMENDMENT / OA 23-09:** Pennington County. To amend Section 103 Definitions [to amend and supersede the existing Section 103 Definitions] of the Pennington County Zoning Ordinance.

(Continued from the June 26, 2023, Planning Commission meeting.)

26. ORDINANCE AMENDMENT / OA 23-10: Pennington County. To amend Section 900 “Road Improvements and Design Standards” [to amend and supersede the existing Section 900 “Road Improvements and Design Standards”] of the Pennington County Subdivision Regulations.

(Continued from the June 26, 2023, Planning Commission meeting.)

27. ORDINANCE AMENDMENT / OA 23-11: 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 June 26, 2023, Planning Commission meeting.)

28. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission’s recommendations from the June 26, 2023, Planning Commission and Comprehensive Plan Amendment 23-05 and Rezone 23-08 - Pink Cabin, LLC - these items were approved.

29. ITEMS FROM THE PUBLIC

30. ITEMS FROM THE STAFF

A. Building Permit Report.

31. ITEMS FROM THE MEMBERSHIP

32. 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.