

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
July 25, 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 August 2, 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 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 JULY 11, 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 10-23:** Reynolds and Livingston, LLC. To review a Recreational Vehicle Park with four (4) RV sites in a Highway Service District in accordance with Sections 212 and 510 of the Pennington County Zoning Ordinance.

That portion of Lot 1 located in Pennington County of Boyle Subdivision, Section 7, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Condition Use Permit / CU 10-23 to the August 8, 2022, Planning Commission meeting.

4. **CONDITIONAL USE PERMIT AMENDMENT REVIEW / CU 10-37:** Larson Revocable Trust / Neal Larson. To review a caboose to be used as a seasonal cabin in a Rural Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot C-15, Wolframite Estates, Section 34, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Condition Use Permit / CU 10-37 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 15-18:** Rapid Valley United Methodist Church. To review an illuminated, existing on-premise sign within 1,500 feet of a residential zoning district/dwelling unit in an Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Lot A in NE1/4, Section 15, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Condition Use Permit / CU 15-18 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 17-32:** Charles Ferrin. To review living in an existing single-family residence while constructing a new single-family residence and to allow the existing single-family residence to remain as storage on the subject property due to historical age in an Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

SW1/4; Section 26, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 17-32 with the applicant's concurrence.

7. **CONDITIONAL USE PERMIT REVIEW / CU 20-19:** Heather and Aaron Mills. To review a home occupation, a one-chair hair salon, in a Suburban Residential District in accordance with Sections 209 and 510 of the Pennington County Zoning Ordinance.

Lot 12, Block 2, Highland Hills Subdivision, Section 32, T1N, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Condition Use Permit / CU 20-19 with conditions.

END OF CONSENT AGENDA

8. **CONDITIONAL USE PERMIT / CU 22-34:** Joseph Wright / Wright Shed Company. To allow a Vacation Home Rental on the subject property in a Suburban Residential District in accordance with Sections 209, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 24, Block D, Edelweiss Mountain Development, Sections 17 and 20, T1N, R5E, BHM, Pennington County, South Dakota.

9. **CONDITIONAL USE PERMIT / CU 22-35:** Jeff and Leah Lick. To live in a mobile home while building a single-family residence on the subject property in an Agriculture District in accordance with Sections 205, 304, and 510 of the Pennington County Zoning Ordinance.

SW1/4NW1/4, Section 13, T2N, R9E, BHM, Pennington County, South Dakota.

10. PRELIMINARY PLAN / PPL 22-35: Caputa Acres LLC; Milton Gutknecht. To subdivide and create Tract 2 of Caputa Acres Addition in accordance with Section 500 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: GL 1-2 and Tract 1 of NE1/4SE1/4 Less S Lazy U Subdivision and Less ROW, both in Section 6, T1S, R10E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Tract 2, Caputa Acres Subdivision, Section 6, T1S, R10E, BHM, Pennington County, South Dakota.

11. COMPREHENSIVE PLAN AMENDMENT / CA 22-16: Frank Baldwin. To amend the Comprehensive Plan to change the Future Land Use from Agriculture District to Ranchette District in accordance with Sections 205, 206, and 508 of the Pennington County Zoning Ordinance.

That PT of Lot 4 located in Pennington County Less ROW, D A Subdivision, Section 11, T2N, R9E, BHM, Pennington County, South Dakota.

12. REZONE / RZ 22-22: Frank Baldwin. To rezone 3.56 acres from Agriculture District to Ranchette District in accordance with Sections 205, 206, and 508 of the Pennington County Zoning Ordinance.

That PT of Lot 4 located in Pennington County Less ROW, D A Subdivision, Section 11, T2N, R9E, BHM, Pennington County, South Dakota.

13. CONDITIONAL USE PERMIT / CU 22-30: Larsson Recreational Properties / Paschal Perrotte. To allow a Recreational Vehicle Park on the subject property in a Highway Service District in accordance with Sections 212, 306, and 510 of the Pennington County Zoning Ordinance.

Lot B of Lot 7, Block 2, Dead Broke Subdivision, Section 1, T2S, R4E, BHM, Pennington County, South Dakota.

(Continued from the July 11, 2022, Planning Commission meeting.)

14. CONDITIONAL USE PERMIT / CU 19-28: R & J, LLC; Juston Eisenbraun - Agent. To allow a Recreational Vehicle Park on the subject property in a Highway Service District in accordance with Sections 212, 306, and 510 of the Pennington County Zoning Ordinance.

Lot 1, Borglum Subdivision, Section 13, T1S, R6E, BHM, Pennington County, South Dakota.

(Continued from the October 28, 2019, Planning Commission meeting.)

15. COUNTY BOARD REPORT
The Board of Commissioners concurred with the Planning Commission's recommendations from their July 11th meeting.

1. Ordinance Amendment 22-01 – Hard Rock Mining: Pennington County. This item was continued to the September 6, 2022, Board of Commissioners meeting.

16. ITEMS FROM THE PUBLIC
17. ITEMS FROM THE STAFF
18. ITEMS FROM THE MEMBERSHIP
19. 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.