

***REVISED AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
July 26, 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 August 3, 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 JULY 12, 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 15-25:** Rushmore Shadows, LLC. To review a Recreational Resort in a Highway Service District in accordance with Sections 210, 306, and 510 of the Pennington County Zoning Ordinance.

Tract A Less E350 feet of N900 feet and Tract 3A of Lot 3 of SW1/4SE1/4, located in Section 7, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 15-25 with conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 16-34:** Mary Bitz. 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 Rural 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.

(Continued from the May 10, 2021, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 16-34 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 17-20:** Melissa Masters. To review a mobile large animal / home veterinary practice on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

NE1/4SW/14, Section 13, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 17-20 with conditions.

6. **MINING PERMIT REVIEW / MP 16-01:** Western Construction / Tom Lien. To review a Mining Permit to excavate, extract and process gravel on a portion of the E1/2 of Section 18, T1N, R9E, BHM, Pennington County, South Dakota.

E1/2 of Section 18, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Mining Permit / MP 16-01 with conditions.

7. **MINOR PLAT / MPL 21-47:** Lorraine and Doug Smith; Fisk Land Surveying - Agent. To subdivide and create Lots 1 and 2 of RDS Subdivision in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: E1/2S3/4NE1/4SW1/4; E1/2SE1/4SW1/4 Less That PT Lying S of Highway, Section 24, T1S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 1 and 2 of RDS Subdivision, Section 24, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Minor Plat / MPL 21-47 with conditions.

END OF CONSENT AGENDA

8. **CONDITIONAL USE PERMIT / CU 21-39:** Paul and Carol Nieman. To allow a Recreational Vehicle Park on the subject property in accordance with Sections 205, 306 and 510 of the Pennington County Zoning Ordinance.

Niemann Trust Land Tract of the SE¹/₄ SE¹/₄, Section 15, T1N, R5E, BHM, Pennington County, South Dakota.

(Continued from the July 12, 2021, Planning Commission meeting.)

9. **CONDITIONAL USE PERMIT / CU 21-43:** Kenneth and Carin Wilson. To allow a multi-family dwelling in an Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

SE1/4NW1/4SW1/4, Section 25, T1S, R6E, BHM, Pennington County, South Dakota.

10. CONDITIONAL USE PERMIT / CU 21-44: Michael and Jeanne Wagner; Frank Smyle - Agent. To live in a Recreational Vehicle while building a single-family residence on the subject property in an Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

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

11. LAYOUT PLAN / LPL 21-45: Gerard and Michele Mlinar. To reconfigure lot lines and create Lot 2A-1 and 2B-1 of Battle Creek Mountain Estates in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 2A and Lot 2B, Battle Creek Mountain Estates, Section 17, T2S, R7E, BHM, Pennington County.

PROPOSED LEGAL: Lot 2A-1 and 2B-1 of Battle Creek Mountain Estates, Section 17, T2S, R7E, BHM, Pennington County.

12. LAYOUT PLAN / LPL 21-48: Kevin and Jeanette Grover. To subdivide and create Lots 2R1 and 2R2 of Grover Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 2R, Grover Subdivision, Section 22, T1S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 2R1 and 2R2 of Grover Subdivision, Section 22, T1S, R6E, BHM, Pennington County, South Dakota.

13. VACATION OF EASEMENT / VE 21-01: John and Emily Kolasa; Fisk Land Surveying - Agent. To vacate and relocate a portion of the Water Line Easement on Lot m-3 of Deer Park Subdivision in accordance with the Pennington County Zoning Ordinance.

Lot M-3 of Deer Park Subdivision located in the NW1/4 of Section 10, T1N, R6E, BHM, Pennington County, South Dakota.

14. VACATION OF PLAT / VP 21-04: Bryan and Michelle Lindsey. To vacate plat notes #7, #8, #9, #13, and #14 for Lot 1, Block 3, Mountain Meadows Subdivision in Section 17, T2S, R7E.

Lot 1, Block 3, Mountain Meadows Subdivision, Section 17, T2S, R7E, BHM, Pennington County, South Dakota

15. CONDITIONAL USE PERMIT / CU 21-38: David and Nancy Miller. To allow for food trucks to be parked and operated on the subject property in a Highway Service

District in accordance with Sections 212 and 510 of the Pennington County Zoning Ordinance.

Lots 10-16, Block 2, Old Town Subdivision, Section 26, T1N, R7E, BHM, Pennington County, South Dakota.

(Continued from the July 12, 2021, Planning Commission meeting.)

16. PRELIMINARY PLAT / PPL 21-46: 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 with Section 400.2 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.

17. TELECOMMUNICATIONS FACILITY PERMIT / TC 21-03: Elevated Towers; Jonah Snyder / Ben Snyder. To allow for a 300-foot self-supporting telecommunications 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.

Tract 2, Annie Lode MS 1721, Section 22, T1S, R5E, BHM, Pennington County, South Dakota.

(Continued from the July 12, 2021, Planning Commission meeting.)

18. CONDITIONAL USE PERMIT REVIEWS AND STANDARD CONDITIONS.

19. UPDATE ON TRIP TO ADAMS COUNTY, COLORADO.

20. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the July 12th Planning Commission meeting with the exception of Rezone 21-16: Keith Lau, which was approved by the Board of Commissioners.

21. ITEMS FROM THE PUBLIC

22. ITEMS FROM THE STAFF

23. ITEMS FROM THE MEMBERSHIP

24. 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.