

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
August 8, 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 16, 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@penmco.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 25, 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.

(Continued from the July 25, 2022, Planning Commission meeting.)

To recommend to continue the extension of Conditional Use Permit / CU 10-23 to no later than the October 11, 2022, Planning Commission meeting.

4. **CONDITIONAL USE PERMIT REVIEW / CU 14-27:** Wayne and Phyllis Krell. To review a single-wide manufactured home to be used as a permanent residence in a Suburban Residential District in accordance with Sections 209 and 510 of the Pennington County Zoning Ordinance.

Lot 6A of Lot 6 in Block 4, Eastern Acres Subdivision, Section 11, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 14-27 with conditions.

5. **MINOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PU 21-01:** The Storage Place/Chris Hamm. To review an existing Planned Unit Development in accordance with Section 216 of the Pennington County Zoning Ordinance.

That PT of W1/2NE1/4SE1/4 lying S of Portrush Road That Lies Outside the City of Rapid City Corporate Boundaries Less Red Rock Estate and Less ROW and That PT of E1/2NE1/4SE1/4 lying Outside the City of Rapid City Corporate Boundaries Less ROW; Section 29, T1N, R7E, BHM, Pennington County, South Dakota

To recommend approval of the extension of Minor Planned Unit Development Amendment / PU 21-01.

END OF CONSENT AGENDA

6. **CONDITIONAL USE PERMIT / CU 22-36:** Michael and Jeanne Wagner. To live in a tiny home 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.

7. **CONDITIONAL USE PERMIT / CU 22-37:** Nathan and Alexis Sobolewski. To allow a grain bin to be utilized for food and beverage sales on the subject property during the summer months in an Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

SW1/4 Less RTY, Section 33, T2S, R13E, BHM, Pennington County, South Dakota.

8. **MINOR PLAT / MPL 22-41:** Mary Dietrich. To subdivide to create Lots A, B, and C of Otho Subdivision.

EXISTING LEGAL: Lot 1 of Otho Subdivision, Section 15, T2S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots A, B, and C of Otho Subdivision., Section 15, T2S, R6E, BHM, Pennington County, South Dakota.

9. PRELIMINARY PLAN / PPL 22-36: Dale Kjerstad. To subdivide and create Lots A and B of Kjerstad Addition in accordance with Section 500 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Tract A Less Lot H-2 (aka MS #433) of Reder Placer MS 07905, Section 30, T1S, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots A and B of Kjerstad Addition, Section 30, T1S, R5E, BHM, Pennington County, South Dakota.

10. CONDITIONAL USE PERMIT / CU 22-31: Scott Mohr. To allow a multi-family residence (4-plex) on the subject property in a Suburban Residential District in accordance with Sections 209, 303, and 510 of the Pennington County Zoning Ordinance.

Tract H (proposed Lot A), Murphy Ranch Estates Subdivision, Section 14, T1N, R8E, BHM, Pennington County, South Dakota.

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

11. CONDITIONAL USE PERMIT / CU 22-32: Scott Mohr. To allow a multi-family residence (4-plex) on the subject property in a Suburban Residential District in accordance with Sections 209, 303, and 510 of the Pennington County Zoning Ordinance.

Tract H (proposed Lot B), Murphy Ranch Estates Subdivision, Section 14, T1N, R8E, BHM, Pennington County, South Dakota.

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

12. CONDITIONAL USE PERMIT / CU 22-33: Scott Mohr. To allow a multi-family residence (4-plex) on the subject property in a Suburban Residential District in accordance with Sections 209, 303, and 510 of the Pennington County Zoning Ordinance.

Tract H (proposed Lot C), Murphy Ranch Estates Subdivision, Section 14, T1N, R8E, BHM, Pennington County, South Dakota.

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

13. MINOR PLAT / PPL 22-37: Charles and Kimberly Klafka. To combine two lots to create Lot 45A of Burns Placer MS 697 in accordance with Section 500 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 45 and Lot 46, Burns Placer MS 697, Section 14, T1S, R4E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 45A, Burns Placer MS 697, Section 14, T1S, R4E, BHM, Pennington County, South Dakota.

14. COMPREHENSIVE PLAN AMENDMENT / CA 22-17: Brian Deschaine. 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.

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

15. REZONE / RZ 22-23: Brian Deschaine. To rezone 11.6 acres from Agriculture District to Ranchette District in accordance with Sections 205, 206, and 508 of the Pennington County Zoning Ordinance.

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

16. MINING PERMIT REVIEW / MP 16-01: Western Construction. 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.

17. PLANNED UNIT DEVELOPMENT OVERLAY REVIEW / PU 22-06: Katie Smirnova and Brett Walfish. To review a Planned Unit Development Overlay to allow a single-family residence to be used as a summer/winter educational music camp, to allow off-season musical performance concerts each year, to allow shed/cabins to be used for classes and rehearsals, and a Bed and Breakfast on the subject property in accordance with Section 216 of the Pennington County Zoning Ordinance.

Lot C2, Brassfield Subdivision, Section 28, T1S, R6E, BHM, Pennington County, South Dakota.

18. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from their July 25th meeting.

19. ITEMS FROM THE PUBLIC

20. ITEMS FROM THE STAFF

A. Building Permit Report.

21. ITEMS FROM THE MEMBERSHIP

22. 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.