

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
August 9, 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 17, 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 26, 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 13-19:** Ken and Cory Tomovick. To review a Recreational Resort to allow for events of 20 people or less in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Lot 1 of Bonanza Bar MC 970 and the Unplatted Part of Bonanza Bar MC 970 (also in Section 1), Section 12, T1S, R6E, BHM, Pennington County, South Dakota

To recommend approval of the extension of Conditional Use Permit / CU 13-19 with conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 17-45:** Gold Run III, LLC (Greg Wittenberg). To review an existing caboose to be used as a seasonal dwelling on the subject property in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

All Less Gold Run Park and Less Lot 1 of Hobart Subdivision located in Sections 5 and Sections 9, Matt Placer MS 1417, Section 8, T1S, R3E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 17-45 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 18-46:** Brady and Liana Wolfe. 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 A Revised, Woodland Valley Subdivision, Section 15, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 18-46 with conditions.

END OF CONSENT AGENDA

6. **SPECIAL CONSIDERATION TO TRAILWOOD VILLAGE PLANNED UNIT DEVELOPMENT / PU 21-12:** Rex Gortmaker. A special consideration to PUD 79-02 to reduce the minimum side yard setback from 8 feet to 1 foot and to reduce the rear yard setback from 25 feet to 4 feet in accordance with Section 316 of the Pennington County Zoning Ordinance.

Lot 19, Block 6, Trailwood Village Subdivision, Section 10, T1N, R8E, BMH, Pennington County, South Dakota.

7. **CONDITIONAL USE PERMIT / CU 21-47:** Lind Camp, LLC / Sheila Gillespie. To allow a Vacation Home Rental in an Agriculture District and Highway Service District in accordance with Sections 205, 212, and 510 of the Pennington County Zoning Ordinance.

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

8. **REZONE / RZ 21-24:** H&H Land Company #2, LLC; Brian Hammerbeck - Agent. To rezone 169.26 acres from Agriculture District to Rural Residential District in accordance with Sections 205, 207, and 508 of the Pennington County Zoning Ordinance.

Lot X located in GL 1 and E1/2SE1/4 Less S553.09 feet of SE1/4SE1/4 and Less South Caputa Addition; PT GL1 Less South Caputa Addition, Section 1, T1S, R9E, and The Southwest Part of Gov't Lot 4 located south of Railroad ROW as described in Warranty Deed Bk 20, Pg 183; Part GL 5 less ROW; PT NE1/4SW1/4; GL 6; SE1/4SW1/4; PT NW1/4SE1/4 in Section 6, T1S, R10E, BHM, Pennington County, South Dakota.

9. **LAYOUT PLAN / LPL 21-49:** Jeffrey Scherr. To reconfigure lots lines to create Lots D1 Revised and D2 Revised of Lot 17 of Fort Meade Placer 244 in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lots D1 and D2 of Lot 17 of Fort Meade Placer 244, Section 8, T1S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots D1 Revised and D2 Revised of Lot 17 of Fort Meade Placer 244, Section 8, T1S, R6E, BHM, Pennington County, South Dakota.

10. 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 26, 2021, Planning Commission meeting.)

11. COMPREHENSIVE PLAN AMENDMENT / CA 21-08: TDG Real Estate, LLC; Mike Gennaro. To amend the Comprehensive Plan to change the Future Land Use from Ranchette Residential District to Rural Residential District in accordance with Sections 206, 207, and 508 of the Pennington County Zoning Ordinance.

All of Glendale #1 Lode MS 1111, Section 14, T2S, R6E, BHM, Pennington County, South Dakota.

12. REZONE / RZ 21-14: TDG Real Estate, LLC; Mike Gennaro. To rezone 8.79 acres from Agriculture District to Rural Residential in accordance with Sections 205, 207, and 508 of the Pennington County Zoning Ordinance.

All of Glendale #1 Lode MS 1111, Section 14, T2S, R6E, BHM, Pennington County, South Dakota.

13. CONDITIONAL USE PERMIT / CU 21-46: Jeff DeVeny. To allow an off-premise sign to be located on the subject property in a Highway Service District in accordance with Sections 212, 312, and 510 of the Pennington County Zoning Ordinance.

Lot 3 of Lot D, Murray Subdivision, Section 21, T1S, R5E, BHM, Pennington County, South Dakota.

14. CONDITIONAL USE PERMIT / CU 21-45: Bruce Kitterman. To allow one Recreational Vehicle site to be used as a short-term rental on the subject property in a Rural Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 5 of Tract 2, Palmer Subdivision, Section 14, T2N, R6E, BHM, Pennington County, South Dakota.

15. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from their July 26th meeting at the August 3rd Board of Commissioner's meeting.

16. ITEMS FROM THE PUBLIC

17. ITEMS FROM THE STAFF

A. Building Permit Report.

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.