

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
August 14, 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 September 5, 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@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 24, 2023, 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 16-33:** Clinton Nulle. To review a single-wide mobile home to be used as a permanent single-family residence on the subject property in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 5C of Lot DR of Lot 6 of Lot L, Nelson Acres Subdivision, Section 23, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the review of Conditional Use Permit / CU 16-33 with conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 17-47:** Harriet Kelley. To review a Recreational Vehicle to be used as temporary living quarters on the subject property, during the summer months, in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 1 of Lot A of Government Lot 2 of the NW1/4NE1/4, Section 2, T2S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the review of Conditional Use Permit / CU 17-47 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 17-31:** Jack Andersen. To review a double-wide mobile home to be used as a caretaker's residence in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

NE1/4; W1/2NW1/4; SE1/4NW1/4; SW1/4; SE1/4; Section 20, T2S, R14E, BHM, Pennington County, South Dakota.

To recommend approval of the review of Conditional Use Permit / CU 17-31 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 19-27:** Jerry and Kari-Ann Casper. To review an existing single-family residence to be used as a Bed and Breakfast in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 7, Back Road Subdivision, Section 22, T1S, R6E, BHM, Pennington County, South Dakota.

(Continued from the July 24, 2023, Planning Commission meeting.)

To recommend approval of the review of Conditional Use Permit / CU 19-27 with conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 21-58:** Daniel and Virginia Wharton. To review an accessory dwelling unit on the subject property in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 2R, Forty Oaks Ranch Subdivision, Section 18, T2S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the review of Conditional Use Permit / CU 21-58 with conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CU 22-19:** Steven and Janae Bell. To review an accessory dwelling unit to be located in a garage on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

That Portion of Lot C of HES #201 lying in the NE1/4, in the E1/2NW1/4NW1/4SE1/4 and in the NE1/4NW1/4SE1/4 of HES #201, Section 12, T2S, R3E, BHM, Pennington County, South Dakota.

To recommend approval of the review of Conditional Use Permit / CU 22-19 with conditions.

END OF CONSENT AGENDA

9. **COMPREHENSIVE PLAN AMENDMENT / CA 23-07:** Aren Wells. To amend the Comprehensive Plan to change the Future Land Use from Agriculture District to Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 6B, Block 1, Cordes II Subdivision, Section 14, T2N, R8E, BHM, Pennington County, South Dakota.

10. REZONE / RZ 23-10: Aren Wells. To rezone from Agriculture District to Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 6B, Block 1, Cordes II Subdivision, Section 14, T2N, R8E, BHM, Pennington County, South Dakota.

11. 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 July 10, 2023, Planning Commission meeting.)

12. CONDITIONAL USE PERMIT / CU 23-27: Ledcor Technical Services; Kristi Bormanis - Agent. To install an inline amplifier on the subject property to amplify existing telecommunication facilities in an Agriculture District and Highway Service District in accordance with the Pennington County Zoning Ordinance.

NE1/4 Less NE1/4NE1/4NE1/4NE1/4, Less E1/2 NW1/4NE1/4 NE1/4NE1/4, Less Lot H1 of NE1/4 and Less Row, Section 29, T2N, R11E, BHM, Pennington County, South Dakota.

13. MINOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 23-08: Carl Gosselin and Sylvie Veilleux. To amend an existing Planned Unit Development to live in a Recreational Vehicle while building a single-family residence on the subject property in accordance with the Pennington County Zoning Ordinance.

Tract 11, Rushmore Ranch Estates Subdivision, Section 17, T2S, R7E, BHM, Pennington County, South Dakota.

14. MINOR PLAT / MPL 23-18: Limestone Creek Ranch, LLC; Thomas Stowers. To subdivide and create Lots 4A and 4B of Oak Meadows Subdivision in accordance with the Pennington County Subdivision Regulations Variance.

EXISTING LEGAL DESCRIPTION: Lot 4 Revised, Oak Meadows Estates Subdivision, Section 23, T2S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL DESCRIPTION: Lots 4A and 4B, Oak Meadows Estates Subdivision, Section 23, T2S, R6E, BHM, Pennington County, South Dakota.

15. CONDITIONAL USE PERMIT / CU 22-31: Scott Mohr. To allow for a two-story multi-family residence (4-plex) on the subject property in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

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

16. CONDITIONAL USE PERMIT / CU 22-32: Scott Mohr. To allow for a two-story multi-family residence (4-plex) on the subject property in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

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

17. CONDITIONAL USE PERMIT / CU 22-33: Scott Mohr. To allow for a two-story multi-family residence (4-plex) on the subject property in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

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

18. CONDITIONAL USE PERMIT / CU 23-26: Mike Wagner; Jeff DeVeney - Landowner. To allow for motor vehicle rentals on the subject property in accordance with the Pennington County Zoning Ordinance.

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

19. CONDITIONAL USE PERMIT / CU 23-25: IMP Properties, LLC; Gregg Schmidt - Agent. To allow for the manufacturing, storage, processing and testing of energetic materials on the subject property in a Heavy Industrial District in accordance with the Pennington County Zoning Ordinance.

S825 feet of SE1/4, Section 29, T1N, R8E, BHM, Pennington County, South Dakota.

20. ORDINANCE AMENDMENT / OA 23-01: Pennington County. To amend Section 319 Vacation Home Rental [to amend and supersede the existing Section 319 Vacation Home Rental] of the Pennington County Zoning Ordinance.

(Continued from the July 24, 2023, Planning Commission meeting.)

21. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the July 24, 2023, Planning Commission meeting.

22. ITEMS FROM THE PUBLIC

23. ITEMS FROM THE STAFF

A. Building Permit Report.

24. ITEMS FROM THE MEMBERSHIP

25. 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.