

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
August 22, 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 September 6, 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@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 AUGUST 8, 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 AMENDMENT REVIEW / CU 85-25:** Pamela Resterer. To review an existing caretaker's residence in an Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance

Lot 6, Hidden Springs Ranchettes, Section 6, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 85-25 with conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 15-24:** Rushmore Candy Company, LLC. To review a bell tower sign to be 50 feet tall with the total height of the letters to be 35 feet tall in a Highway Service District in accordance with Sections 212 and 510 of the Pennington County Zoning Ordinance.

Lot 2, Rushmore Candy Acres; Section 3, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 15-24 as it is no longer needed.

5. **CONDITIONAL USE PERMIT REVIEW / CU 18-07:** Three Forks Development Company, LLC. To review four (4) illuminated, on-premise signs within 1,500 feet of a residential zoning district / dwelling unit in a Highway Service District in accordance with Sections 212, 312, and 510 of the Pennington County Zoning Ordinance.

Lot 3, The Forks at Remington Ranch, Section 22, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 18-07 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 18-48:** Robert and Yolanda Pace. To review a pole barn as a primary structure on the subject property in an Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

W1/2W1/2W1/2E1/2NE1/4 Less ROW; E1/2E1/2 W1/2NE1/4 Less ROW; E1/2W1/2 E1/2W1/2NE1/4 Less ROW; E1/2W1/2W1/2E1/2W1/2NE1/4 Less ROW; E1/2W1/2 W1/2W1/2E1/2W1/2NE1/4 Less ROW Section 33, T2N, R11E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 18-48 with the applicant's concurrence.

7. **CONDITIONAL USE PERMIT REVIEW / CU 21-05:** David Spear. To review a garage as a primary structure on the subject property in a Rural Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 1, Grindstone Subdivision, Section 3, T2S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 21-05 with conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CU 21-10:** Hadly Eisenbeisz and Kristin Brost. To review a shed as primary structure on the subject property in an Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Also in Section 25, High #4 Lode MS 1948, Section 36, T2N, R4E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 21-10 with conditions.

9. **CONDITIONAL USE PERMIT REVIEW / CU 21-11:** Travis Crisman; Theodore Crisman - Owner. To review a 12' x 60' single-wide mobile home in an Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Also in Section 32 (T1S, R4E), HES 306, Section 5, T2S, R4E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 21-11 with conditions.

10. **CONDITIONAL USE PERMIT REVIEW / CU 21-17:** William and Kristine Barber. To review a shop building as a primary structure in a Ranchette Residential District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Tract D Revised, Lockhart Tract, Section 13, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 21-17 with conditions.

11. **CONDITIONAL USE PERMIT REVIEW / CU 21-19:** Boyd and Sabrina Knudsen. To review living in a Recreational Vehicle, temporarily, while building a cabin on the subject property in a Rural Residential District in accordance with Sections 204-C, 204-G, 207, and 510 of the Pennington County Zoning Ordinance.

Lot 7, Block 1, Pactola Estates, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 21-19 with conditions.

12. **CONDITIONAL USE PERMIT REVIEW / CU 21-20:** Boyd and Sabrina Knudsen. To review a bath house as a primary structure in a Rural Residential District in accordance with Sections 204-C, 204-G, 207, and 510 of the Pennington County Zoning Ordinance.

Lot 7, Block 1, Pactola Estates, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 21-20 with conditions.

13. **MINOR PLAT / MPL 22-40**: Debra Pimentel. To subdivide and create Lots 13C and 13D of Battle Creek Mountain Estates Subdivision in accordance with Section 303 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 13A Less Lot H1, Battle Creek Mountain Estates Subdivision, Section 18, T2S, R7E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 13C and 13D, Battle Creek Mountain Estates Subdivision, Section 18, T2S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Minor Plat / MPL 22-40 with conditions.

END OF CONSENT AGENDA

14. **CONDITIONAL USE PERMIT REVIEW / CU 21-73**: M & M Medical Solutions; Timothy McMahon. To review a Marijuana (Cannabis) Cultivation Facility on the subject property in a Heavy Industrial District in accordance with Sections 214, 325, 326, and 510 of the Pennington County Zoning Ordinance.

NE1/4SE1/4, Section 32, T1N, R8E, BHM, Pennington County, South Dakota.

15. **ROAD NAMING**: H & H Land Company No. 2, LLC / Brian Hammerbeck. To name a 66-foot wide private access easement and in portions of a 66-foot wide Section Line Right-of-Way providing access to properties located in Sections 13, 24, and 25, in T1S, R9E and Sections 19 and 30, in T1S, R10E, all of BHM, Pennington County, South Dakota, to Dancing Wolf Road.

16. **ROAD NAMING**: H & H Land Company No. 2, LLC / Brian Hammerbeck. To name a 66-foot-wide access easement providing access to properties located in Section 25, T1S, R9E and Section 30, T1S, R10E, all of BHM, Pennington County, South Dakota, to Cisco Lane.

17. **ROAD NAMING**: H & H Land Company No. 2, LLC / Brian Hammerbeck. To name a 66-foot-wide access easement providing access to properties located in Section 25, T1S, R9E, BHM, Pennington County, South Dakota, to Two Socks Place.

18. **ROAD NAMING**: H & H Land Company No. 2, LLC / Brian Hammerbeck. To name a 66-foot-wide access easement providing access to properties located in Section 19, T1S, R10E, BHM, Pennington County, South Dakota, to Kostner Court.

19. **ROAD NAMING**: H & H Land Company No. 2, LLC / Brian Hammerbeck. To name a 66-foot-wide access easement providing access to properties located in Sections 19 and 30, T1S, R10E, BHM, BHM, Pennington County, South Dakota, to Standing Fist Road.

20. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from their August 8th meeting.

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.