

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**September 11, 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 19, 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@pennco.org](mailto:plz@pennco.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 28, 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 13-18:** Rochford Community Club. To review a Community Center in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 4A, Block 2, Dakota Lode M.S. 2109, Section 23, T2N, R3E, BHM, Pennington County, South Dakota.

To recommend approval of the review of Conditional Use Permit / CU 13-18 with conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 17-25:** Donald Wojciechowski; Lisa Loerzel – Agent. To review one (1) pole barn and three (3) greenhouse structures on the NW1/4NE1/4SW1/4 in Section 31, T1N, R7E, BHM; and to review one (1) pole barn structure located on the E1/2 GL3, Section 31, T1N, R7E, BHM; and to allow the one (1) pole barn structure to remain on the E1/2 GL3, Section 31, T1N, R7E, BHM, when the principle structure is removed from the property in the future, in a Suburban Residential District, in accordance with the Pennington County Zoning Ordinance.

NW1/4NE1/4SW1/4, and E1/2 GL3, all located in Section 31, T1N, R7E, BHM, Pennington County, South Dakota.

(Continued from the August 28, 2023, Planning Commission meeting.)

To recommend to continue the review of Conditional Use Permit / CU 17-25 to the September 25, 2023, Planning Commission meeting.

5. **CONDITIONAL USE PERMIT REVIEW / CU 18-27:** John and Vicki Hansen. To review a Recreational Vehicle to be used for no more than 180 calendar days on the subject property (seasonally) and to also allow a carport to cover the Recreational Vehicle and deck in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 5 (also in Section 20), Black Metal Lode MS 1986, Section 19, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the review of Conditional Use Permit / CU 18-27 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 21-13:** Heath Freeman. To review living in an existing residence while building a new single-family residence and to allow the existing residence to remain as a ranch hand residence in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

W1/2 of NE1/4, E1/2NW1/4, S1/2 less ROW, Section 10, T1N, R13E, BHM, Pennington County, South Dakota.

To recommend approval of the review of Conditional Use Permit / CU 21-13 with conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 21-38:** David and Nancy Miller. To review food trucks to be parked and operated on the subject property in a Highway Service District in accordance with the Pennington County Zoning Ordinance.

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

To recommend to end Conditional Use Permit / CU 21-38, as the use was never established and the applicant no longer owns the property.

8. **PLANNED UNIT DEVELOPMENT OVERLAY REVIEW / PU 19-01:** Brink Constructors, Inc.; BCI Properties, LLC; Zane Brink – Agent. To review an apprenticeship training facility for linemen of Brink Construction in a Planned Unit Development Overlay in accordance with the Pennington County Zoning Ordinance.

SW1/4SE1/4 less ROW, Section 24, T2N, R9E, BHM, Pennington County, South Dakota.

(Continued from the August 28, 2023, Planning Commission meeting.)

To recommend to continue the review of Planned Unit Development Overlay / PU 19-01 to the September 25, 2023, Planning Commission meeting.

**END OF CONSENT AGENDA**

9. CONDITIONAL USE PERMIT / CU 23-30: Jack and Katherine Egge. To allow a Vacation Home Rental in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.  
  
Lot 29, Block 5, Pine Cliff Subdivision, Section 31, T2N, R6E, BHM, Pennington County, South Dakota.
10. CONDITIONAL USE PERMIT / CU 23-31: Michael and Maren Berven. To allow a Vacation Home Rental in an Agriculture District in accordance with the Pennington County Zoning Ordinance  
  
SE1/4NE1/4NE1/4 Less Lot 4 of Agape Land Subdivision and Less Right-of-Way; S15 feet of NE1/4NE1/4NE1/4, Section 26, T1S, R6E, BHM, Pennington County, South Dakota.
11. MINOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 23-09: Donovan and Debra Sprague. To reduce the setback to the east property line in a Planned Unit Development District in accordance with the Pennington County Zoning Ordinance.  
  
Lot 13R, Block 4, Windmere Subdivision, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.
12. SPECIAL CONSIDERATION TO TRAILWOOD VILLAGE PLANNED UNIT DEVELOPMENT / PU 23-10: Forrest Foster. A special consideration to PUD 79-02 to allow a Home Occupation for a gunsmithing and machining business in the Trailwood Village Planned Unit Development in accordance with the Pennington County Zoning Ordinance.  
  
Lot 8, Block 24, Trailwood Village, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.
13. 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 August 14, 2023, Planning Commission meeting.)
14. COMPREHENSIVE PLAN AMENDMENT / CA 23-08: Blake and Alison Thompson. To amend the Comprehensive Plan to change the Future Land Use from Highway Service District to Rural Residential District in accordance with the Pennington County Zoning Ordinance.  
  
Lot 1, Raspberry Oaks Subdivision, Section 24, T1S, R6E, BHM, Pennington County, South Dakota.
15. REZONE / RZ 23-11: Blake and Alison Thompson. To rezone from Highway Service District to Rural Residential District in accordance with the Pennington County Zoning Ordinance.  
  
Lot 1, Raspberry Oaks Subdivision, Section 24, T1S, R6E, BHM, Pennington County, South Dakota.

16. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the August 14<sup>th</sup> and August 28<sup>th</sup> Planning Commission meetings, with the exception of: Comprehensive Plan Amendment 23-07 and Rezone 23-10 -- Aren Wells to change to Suburban Residential District, and, Comprehensive Plan Amendment 23-06 and Rezone 23-09 – Adam Weaver to change to Low Density Residential District. These items were approved by the Board of Commissioners.

17. ITEMS FROM THE PUBLIC

18. ITEMS FROM THE STAFF

A. Building Permit Report.

19. ITEMS FROM THE MEMBERSHIP

20. 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.**