

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**September 12, 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 20, 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](mailto: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 22, 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 13-22:** Dudley and Ila LaPointe. To review a single-wide mobile home to be used as a single-family residence in a Suburban Residential District in accordance with Sections 209 and 510 of the Pennington County Zoning Ordinance.

Lot 25, Block 7, Green Valley Estates, Section 23, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 13-22 with conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 17-35:** Carolyn Hunt. To review a single-wide mobile to be used as a single-family residence on the subject property in a Suburban Residential District in accordance with Sections 209 and 510 of the Pennington County Zoning Ordinance.

Lot C, Block 1, Sathe Subdivision, Section 15, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 17-35 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 21-50**: Rodney and Treva Golz. To review an accessory structure prior to 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 2, Block 1, Mountain Park Subdivision, Section 5, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 21-50 with conditions.

#### **END OF CONSENT AGENDA**

6. **ROAD NAMING**: Kevin Thom. To name a 40-foot-wide private access easement providing access to properties located in Sections 11 and 12, T1N, R6E, BHM, Pennington County, South Dakota, to Labrador Trail.

7. **ROAD NAMING**: Kevin Thom. To name a 66-foot-wide private access easement providing access to properties located in Section 11, T1N, R6E, BHM, Pennington County, South Dakota, to Archer Way.

8. **CONDITIONAL USE PERMIT / CU 22-39**: A & B Cabins, LLC; Alyssa and Brian Boche. To allow an existing cabin to remain and be used as storage only on the subject property in a Rural Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot D of Lot 14, Clear Creek Placer MS 1184, Section 15, T1N, R5E, BHM, Pennington County, South Dakota.

9. **CONDITIONAL USE PERMIT / CU 22-38**: Andrew Evens. To allow accessory structures, a shop building and loafing shed, prior to a primary structure on the subject property in an Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Lot 7, Aldren Addition, Section 33, T2N, R11E, BHM, Pennington County, South Dakota.

10. **MINOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 22-11**: Kristin Bennett / Haven Homes, LLC. To amend an existing Planned Unit Development to allow a Vacation Home Rental on the subject property in accordance with Section 216 of the Pennington County Zoning Ordinance.

Lot 2, Merchen Addition No. 2, Section 21, T2N, R6E, BHM, Pennington County, South Dakota.

11. MINOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 22-12: Rapid City MHP, LLC; Jeanine Maskovich - Agent. To amend an existing Planned Unit Development to specify size and location of accessory structures on the subject property in accordance with Section 216 of the Pennington County Zoning Ordinance.  
  
Tract C of Lot B of NE1/4NW1/4 Less Pengra Subdivision, Section 17, T2N, R7E, BHM, Pennington County, South Dakota.
12. ORDINANCE AMENDMENT / OA 22-08: Pennington County. To amend Ordinance 735 “Pennington County Building Code and Construction Ordinance” [to amend and supersede the existing Pennington County Building Code and Construction Ordinance”].
13. CONDITIONAL USE PERMIT / CU 22-40: Scenic Volunteer Fire Department; Charles Maude - Agent. To allow a Fire Station on the subject property in an Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.  
  
E1/2SE1/4SW1/4SW1/4SE1/4; SW1/4SE1/4SW1/4SE1/4; W1/2SE1/4SE1/4SW1/4SE1/4; W1/2E1/2SE1/4SE1/4SW1/4SE1/4; and W1/2W1/2E1/2E1/2SE1/4SE1/4 SW1/4SE1/4, Section 33, T2S, R13E, BHM, Pennington County, South Dakota.
14. TAX INCREMENT FINANCE DISTRICT #5 AMENDMENT: To amend the existing Tax Increment Finance District #5, which was submitted by the City of Box Elder for the purpose of developing Liberty Plaza and will consist of single-family and multi-family housing, commercial/retail space and Liberty Center to include infrastructure, such as new wells, street and sanitary upgrades. Liberty Center will replace Pride Hanger and serve as Ellsworth AFB community center located in the City of Box Elder. The property is located near the intersection of N. Ellsworth Road and Liberty Boulevard.
15. COUNTY BOARD REPORT  
The Board of Commissioners concurred with the Planning Commission’s recommendations from their August 22nd meeting.  
  
ORDINANCE AMENDMENT / OA 22-01: To add Section 321 – Hard Rock Mining. This item was heard at the September 6, 2022, Board of Commissioner’s meeting and was continued for further research.
16. ITEMS FROM THE PUBLIC
17. ITEMS FROM THE STAFF
  - A. Building Permit Report.
  - B. Western Planner’s Conference.
  - C. Planning Department – New Employees.
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.**