

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
September 26, 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 October 4, 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 SEPTEMBER 12, 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 97-12:** Loretta Daigle. To review a Bed and Breakfast in an Agriculture District in accordance with Sections 205, 323, and 510 of the Pennington County Zoning Ordinance.

Lot 1 of NW1/4NE1/4, Section 22, T2S, R4E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 97-12 with the property owner's concurrence.

4. **CONDITIONAL USE PERMIT REVIEW / CU 13-01:** Loretta Daigle. To review a Vacation Home Rental in an Agriculture District in accordance with Sections 205, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 1 of NW1/4NE1/4, Section 22, T2S, R4E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 13-01 with the property owner's concurrence.

5. **CONDITIONAL USE PERMIT REVIEW / CU 20-03**: Scott and Janice Harris. To review a multi-family dwelling in a Suburban Residential District in accordance with Sections 209, 303, and 510 of the Pennington County Zoning Ordinance.

Lots 2-3 of Lot 5, Block 9, Eastern Acres Subdivision, Section 11, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 20-03 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 20-20**: Larry and Dianne Mathews. To allow a multi-family dwelling in a Low Density Residential District in accordance with Sections 208, 303, and 510 of the Pennington County Zoning Ordinance.

Lot 2, Cedar Gulch Subdivision, Section 4, T1S, R9E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 20-20 to the October 11, 2022, Planning Commission meeting with the applicant's concurrence.

END OF CONSENT AGENDA

7. **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.

(Continued from the September 12, 2022, Planning Commission meeting.)

8. **CONDITIONAL USE PERMIT / CU 22-42**: Brian Wagner. To allow an accessory structure as a primary structure on the subject property in a Suburban Residential District in accordance with Sections 209 and 510 of the Pennington County Zoning Ordinance.

Tract A, Falcon Crest Subdivision, Section 32, T1N, R7E, BHM, Pennington County, South Dakota.

9. **CONDITIONAL USE PERMIT / CU 22-43**: Heikke and Jolene Nielsen; Dean Kelly Construction - Ryan Kelly - Agent. To allow a Guest House on the subject property in a Rural Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 2, Elkhorn Estates, Section 2, T2S, R5E, BHM, Pennington County, South Dakota.

10. CONDITIONAL USE PERMIT / CU 22-41: Ames Construction; Patrick Fairl – Agent. To allow a contractor’s storage yard on the subject property for the Wild Springs Solar project in an Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

E1/2NE1/4, Section 7, T1N, R11E, BHM, Pennington County, South Dakota.

11. MINOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 22-13: Blue Wing Recreation Corporation. To amend the existing Planned Unit Development to reduce the setbacks from the access roads from 10 feet to 5 feet in the Planned Unit Development in accordance with Section 216 of the Pennington County Zoning Ordinance.

All Less the North 10 acres and less Tract 0129C of Malory Lode MS 1483 of Section 13, T1S, R5E; Less N10 Acres of Ajax #1 Lode MS 1483; Part of Ajax #3 Lode MS 1483; Part of Just MS 1483; Part of Hudson Lode MS 1483 of Section 18, T1S, R6E; Part of Just Lode MS 1483; Part of Ajax #3 Lode MS 1483; Part of Hudson Lode MS 1483; Tract 0129A; Boulder #3 Lode MS 1483 of Section 13, T1S, R5E; BHM, Pennington County, South Dakota.

12. COMPREHENSIVE PLAN AMENDMENT / CA 22-18: TDG Real Estate; Mike and Lisa Gennaro. KTM Design Solutions - Agent. To amend the Comprehensive Plan to change the Future Land Use from Ranchette District to Rural Residential District in accordance with Sections 206, 207, and 508 of the Pennington County Zoning Ordinance.

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

13. REZONE / RZ 22-24: TDG Real Estate; Mike and Lisa Gennaro. KTM Design Solutions - Agent. To rezone 10.69 acres from Agriculture District to Rural Residential District in accordance with Sections 205, 207, and 508 of the Pennington County Zoning Ordinance.

All of President Lode MS 1111, Section 14, T2S, R6E, and All Less S360 feet, Less Glendale Subdivision and Less ROW (also in Section 14), Hermosa No. 2 Lode MS 1111, Section 23, T2S, R6E, BHM, Pennington County, South Dakota.

14. COMPREHENSIVE PLAN AMENDMENT / CA 22-19: Free Range Rentals, LLC; Davis Engineering - Agent. To amend the Comprehensive Plan to change the Future Land Use from Ranchette District and Rural Residential District to Low Density Residential District in accordance with Sections 206, 207, 208, and 508 of the Pennington County Zoning Ordinance.

Tract A of Willison B White HES No. 2440 and That PT of the W1/2NE1/4 lying E of Tract A of Willison B White Homestead, HES #2440 and W of Gold Mountain Subdivision, Section 14, T1S, R4E, BHM, Pennington County, South Dakota.

15. REZONE / RZ 22-25: Free Range Rentals, LLC; Davis Engineering - Agent. To rezone 7.2 acres from Agriculture District to Low Density Residential District in accordance with Sections 205, 207, and 508 of the Pennington County Zoning Ordinance.

Tract A of Willison B White HES No. 2440 and That PT of the W1/2NE1/4 lying E of Tract A of Willison B White Homestead, HES #2440 and W of Gold Mountain Subdivision, Section 14, T1S, R4E, BHM, Pennington County, South Dakota.

16. COUNTY BOARD REPORT
The Board of Commissioners concurred with the Planning Commission's recommendations from their September 12th meeting.
17. ITEMS FROM THE PUBLIC
18. ITEMS FROM THE STAFF
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.