

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
October 10, 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 October 17, 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@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 25, 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 98-27: Richard and Christine Vanness. To review a seasonal cabin in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Lot M of SW1/4SW1/4; Lot M of SE1/4SE1/4, Sections 14 and 15, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 98-27, with the applicant's concurrence, as it is no longer needed.

4. CONDITIONAL USE PERMIT REVIEW / CU 09-34: Lance and Daina Verhulst. To review a Fifth Wheel Camper to be parked on a vacant lot and utilized during the summer months in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Tract 4, Bear Mountain Ranch Subdivision, Section 24, T2S, R3E, BHM, Pennington County, South Dakota.

To recommend approval of the review of Conditional Use Permit / CU 09-34 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 15-23:** Gretchen Strombeck. To review a caretaker's residence on the subject property in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 1, Strombeck Subdivision, Section 34, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the review of Conditional Use Permit / CU 15-23 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 17-49:** Mystic Road Cabin, LLC. To review two existing structures prior to a principal structure on the subject property in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 2, Redfern Valley Subdivision, Section 33, T1N, R4E, BHM, Pennington County, South Dakota.

To recommend approval of the review of Conditional Use Permit / CU 17-49 with conditions.

7. **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 an Agriculture District in accordance with the Pennington County Zoning Ordinance.

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

(Continued from the September 25, 2023, Planning Commission meeting.)

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

8. **CONDITIONAL USE PERMIT REVIEW / CU 21-20:** Boyd and Sabrina Knudsen. To review a bath house as a primary structure in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

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

(Continued from the September 25, 2023, Planning Commission meeting.)

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

9. **CONDITIONAL USE PERMIT REVIEW / CU 21-40:** Rob Livingston/No Bad Days Campground. To review the rental of kayaks, paddle boards, and UTVs on the subject property in a Highway Service District in accordance with the Pennington County Zoning Ordinance.

Lot 1, No Bad Days Subdivision, Section 27, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the review of Conditional Use Permit / CU 21-40 with conditions.

10. **CONDITIONAL USE PERMIT REVIEW / CU 21-41**: Rob Livingston/No Bad Days Campground. To review an illuminated, on-premise sign to be located within 1,500 feet of a residential district /dwelling unit in a Highway Service District in accordance with the Pennington County Zoning Ordinance

Lot 1, No Bad Days Subdivision, Section 27, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the review of Conditional Use Permit / CU 21-41 with conditions.

11. **MINING PERMIT REVIEW / MP 16-01**: Western Construction/Tom Lien. To review a Mining Permit to excavate, extract and process gravel on a portion of the E1/2 of Section 18, T1N, R9E, BHM, Pennington County, South Dakota.

E1/2 of Section 18, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of the review of Mining Permit / MP 16-01 with conditions.

END OF CONSENT AGENDA

12. **COMPREHENSIVE PLAN AMENDMENT / CA 23-09**: James Schamber. 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 6A, Block 1, Cordes II Subdivision, Section 14, T2N, R8E, BHM, Pennington County, South Dakota.

13. **REZONE / RZ 23-13**: James Schamber. To rezone from Agriculture District to Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

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

14. **PLANNED UNIT DEVELOPMENT OVERLAY / PU 23-06**: Horse Creek, LLC; Garret Kuchenbecker. To allow a Recreational Resort in a Commercial District 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 September 11, 2023, Planning Commission meeting.)

15. SPECIAL CONSIDERATION TO TRAILWOOD VILLAGE PLANNED UNIT DEVELOPMENT / PU 23-11: Brian and Tamara Horst. A special consideration to PUD 79-02 to reduce the setback from 25 feet to 8 feet on the west (rear) and southwest (rear) lot line(s) for a house addition and to bring an existing accessory structure (a shed) into compliance in the Trailwood Village Planned Unit Development in accordance with the Pennington County Zoning Ordinance.

Lot 10, Block 21, Trailwood Village, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.

(Continued from the September 25, 2023, Planning Commission meeting.)

16. CONDITIONAL USE PERMIT / CU 23-33: Wolfpack Holdings, LLC / Dennis Casey; Towey Design Group - Agent. To allow a multiple-family modular home on the subject property in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Unplatted PT of SE1/4SE1/4 N. of Hwy Less Lot H2, Section 19, T1N, R9E, BHM, Pennington County, South Dakota.

17. CONDITIONAL USE PERMIT / CU 23-32: Saint Patrick, LLC; Doyle Estes - Agent. To allow a manager/caretaker's residence on the subject property in a Commercial District in accordance with the Pennington County Zoning Ordinance.

Lot B of NW1/4NE1/4, Section 9, T1N, R6E, BHM, Pennington County, South Dakota.

(Continued from the September 25, 2023, Planning Commission meeting.)

18. VACATION OF PLAT / VP 23-04: Pennington County Highway Department. To vacate a portion of the platted public right-of-way of Knox Street located in the SE1/4 of NE1/4, Section 10, T1N, R8E, in accordance with the Pennington County Zoning Ordinance.

That Portion of Former Lot D Lying South of Lots A and B of Lot 35 and Lot 50 East of Lot 34 and West of Lot 51, Sweetbriar Heights Subdivision, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.

19. MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PU 19-06: Rockerville Gold Town, LLC, Pat Hall. To review an amendment to an existing Planned Unit Development to allow for townhomes, apartments, and commercial businesses in accordance with the Pennington County Zoning Ordinance.

W1/2SE1/4SE1/4 South of Hwy 16 Westboundless Lot A, Less Lot 1, and Less ROW; E1/2SE1/4SE1/4 South of Hwy 16 Westbound Less ROW; and That Part of the SW1/4SW1/4 lying S of Hwy 16 and W of CO RD; and Lots 6-15, Lot 17, Tract B-1 and Tract B-2; and Common Lot B of Rockerville Ghost Town Subdivision, Sections 13 and 14, T1S, R6E, BHM, Pennington County, South Dakota.

(Continued from the September 25, 2023, Planning Commission meeting.)

20. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the September 25, 2023, Planning Commission meeting.

21. ITEMS FROM THE PUBLIC

22. ITEMS FROM THE STAFF

A. Building Permit Report.

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.