

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
October 24, 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 November 1, 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@penmco.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 OCTOBER 11, 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 16-30:** Paul and Carol Niemann. To review an accessory structure, pole barn, 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.

Niemann Trust Land Tract of the SE1/4SE1/4, Section 15, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-30 with conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 18-13:** Randy Wirtzfeld. To review a 12 x 12 cabin to be occupied on a seasonal basis on the subject property, not to be occupied more than 180 days per calendar year, in an Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

All, Brule Lode MS 993, Section 36, T2N, R3E, BHM, Pennington County, South Dakota.

(Continued from the October 11, 2022, Planning Commission meeting.)

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

5. **CONDITIONAL USE PERMIT REVIEW / CU 21-16:** Kyle Brown. To review a caretaker's residence on the subject property in a Suburban Residential District in accordance with Sections 209 and 510 of the Pennington County Zoning Ordinance.

Lot 9 of Lot L, Nelson Acres Subdivision, Section 23, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 21-16 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 21-39:** Paul and Carol Niemann. To review a Recreational Vehicle Park on the subject property in an Agriculture District in accordance with Sections 205, 306, and 510 of the Pennington County Zoning Ordinance.

Niemann Trust Land Tract of the SE1/4SE1/4, Section 15, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 21-39 with conditions.

7. **MINOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PU 19-08:** Joel and Elizabeth Morris. To reviewing living in a Recreational Vehicle as temporary living quarters, while building a single-family residence on the subject property, in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot 10, Block 4, Sunset Ranch Subdivision, Section 32, T2N, R10E, BHM, Pennington County, South Dakota.

To recommend to end Minor Planned Unit Development Amendment / PU 19-08 with the applicant's concurrence.

END OF CONSENT AGENDA

8. **CONDITIONAL USE PERMIT REVIEW / CU 22-44:** Rodney Alexander. To allow an Accessory Dwelling Unit on the subject property in a Rural Residential District in accordance with Sections 207, 324, and 510 of the Pennington County Zoning Ordinance.

Lot 15R, Burns Placer MS 697, Section 24, T1S, R4E, BHM, Pennington County, South Dakota.

9. **CONDITIONAL USE PERMIT REVIEW / CU 22-46:** Brian Baxter; KPJP, LLC. To allow a Vacation Home Rental in a Suburban Residential District in accordance with Sections 209, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 1, Baxter Subdivision, Section 31, T1N, R7E, BHM, Pennington County, South Dakota.

10. **CONDITIONAL USE PERMIT REVIEW / CU 22-47:** Travis Crisman. To allow a contractor's storage yard 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 of Section 5, T2S, R4E, BHM, Pennington County, South Dakota.

- 11. COMPREHENSIVE PLAN AMENDMENT / CA 22-20: Brian Schroeder; Davis Engineering - Agent To amend the Comprehensive Plan to change the Future Land Use from Agriculture District to Ranchette District in accordance with Sections 205, 206, and 508 of the Pennington County Zoning Ordinance.

Lot 5 Revised, Knotty Pine Subdivision, Section 33, T1S, R7E, BHM, Pennington County, South Dakota.

- 12. REZONE / RZ 22-27: Brian Schroeder; Davis Engineering - Agent. To rezone 14.17 acres from Agriculture District to Ranchette District in accordance with Sections 205, 206, and 508 of the Pennington County Zoning Ordinance.

Lot 5 Revised, Knotty Pine Subdivision, Section 33, T1S, R7E, BHM, Pennington County, South Dakota.

- 13. MINOR PLAT / MPL 22-52: Lynn Hanson. To subdivide and create Lots 2A and 2B, Block 2, Thovson Subdivision in accordance with the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 2 Revised Less Lot AR and Lot B of Lot 2 Revised, Block 2, Thovson Subdivision, Section 19, T2S, R7E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 2A and 2B, Block 2, Thovson Subdivision, Section 19, T2S, R7E, BHM, Pennington County, South Dakota.

- 14. CONDITIONAL USE PERMIT / CU 22-45: Lynn Hanson. To allow an Efficiency Dwelling Unit on the subject property in an Agriculture District in accordance with Sections 205, 330, and 510 of the Pennington County Zoning Ordinance.

Lot 2 Revised Less Lot AR and Lot B of Lot 2 Revised, Block 2, Thovson Subdivision, Section 19, T2S, R7E, BHM, Pennington County, South Dakota.

- 15. MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 22-13: Blue Wing Recreation Corporation; Ron Rossknecht. To amend the existing Planned Unit Development to reduce the required building setback from Blue Wing Road from 10 feet to 5 feet in accordance with Section 216 of the Pennington County Zoning Ordinance.

Tract 0129A; All Less the North 10 acres and Less Tract 0129C of Malory Lode MS 1483; Part of Hudson Lode MS 1483; Part of Just Lode MS 1483; and Lot 1 Less Right-of-Way of Boulder #3 Lode MS 1483 all located in Section 13, T1S, R5E, BHM, Pennington County, South Dakota.

(Continued from the October 11, 2022, Planning Commission meeting.)

- 16. CONDITIONAL USE PERMIT REVOCATION / CU 71-04: David Allard. To revoke a mobile home park in a Commercial District in accordance with Sections 211, 305, and 510 of the Pennington County Zoning Ordinance.

Lot 1 of Lot D of SW1/4SE1/4 and RR Right-of-Way Across Lot 1, Subdivision of Section 31, 2N-6E, Section 31, T2N, R6E, BHM, Pennington County, South Dakota.

17. ORDINANCE AMENDMENT / OA 22-09: Pennington County. To add Section 517 “Special Permitted Uses” [to add Section 517 “Special Permitted Uses”] to the Pennington County Zoning Ordinance.
18. ORDINANCE AMENDMENT / OA 22-10: Pennington County. To amend Section 204 “General District Provisions” [to amend and supersede the existing 204 “General District Provisions”] of the Pennington County Zoning Ordinance.
19. ORDINANCE AMENDMENT / OA 22-11: Pennington County. To amend Section 103 “Definitions” [to amend and supersede the existing 103 “Definitions”] of the Pennington County Zoning Ordinance.
20. COUNTY BOARD REPORT
The Board of Commissioners concurred with the Planning Commission’s recommendations from the October 11th 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.