

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
October 25, 2021 @ 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 2, 2021, 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 OCTOBER 11, 2021, 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 20-15:** Greg Helgeson. To review a single-wide mobile home to be used as a single-family residence on the subject property in an Agriculture District in accordance with Sections 206 and 506 of the Pennington County Zoning Ordinance.

W1/2NE1/4NE1/4 (aka W1/2 GL 1), Section 5, T2S, R7E, BHM, Pennington County, South Dakota.

(Continued from the September 27, 2021, Planning Commission meeting.)

To recommend to continue the review of Conditional Use Permit / CU 20-15 to the November 22, 2021, Planning Commission meeting.

4. **CONDITIONAL USE PERMIT REVIEW / CU 21-27:** Gene Rossman. To review living in a Recreational Vehicle while building a residence and working on the subject property in a Rural Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 1, Pine Meadow Subdivision, Section 31, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 21-27 with conditions.

5. **MINOR PLAT / MPL 21-65:** Dana Kjerstad. To combine two lots to create Tract 35 Revised of Rushmore Ranch Estates Subdivision in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Tract 34 Revised (also in Section 8) and Tract 35 of Rushmore Ranch Estates Subdivision, Section 7, T2S, R7E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Tract 35 Revised of Rushmore Ranch Estates Subdivision, Section 7, T2S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Minor Plat / MPL 21-65 with conditions.

END OF CONSENT AGENDA

6. **TAX INCREMENT FINANCE DISTRICT #6:** A Tax Increment Finance District (TIF) has been submitted by Pink Cabin, LLC for the purpose of developing infrastructure improvements along Anderson Road between E. Highway 44 and Long View Road to support the Apple Valley Affordable Housing Development.

SW1/4NW1/4; NW1/4SW1/4; and NW1/4NW1/4 (including Lot A) Less ROW all located in Section 13, T1N, R8E, BHM, Pennington County, South Dakota.

7. **CONDITIONAL USE PERMIT / CU 21-60:** Jeff Slather. To allow a Home Occupation, a consulting and catering service, in an existing structure on the subject property, in an Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

SE1/4SE1/4, Section 34, T2N, R8E, BHM, Pennington County, South Dakota.

8. **MINOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 21-14:** Renee Voss. To live in a Recreational Vehicle while building a single-family residence on the subject property in accordance with Section 216 of the Pennington County Zoning Ordinance.

Lot 14 (also in Section 3), Wheel Inn No. 4 Subdivision, Section 2, T1S, R5E, BHM, Pennington County, South Dakota.

9. REZONE / RZ 21-28: Caputa Acres, LLC; D.C. Scott Surveying - Agent. To rezone 5.46 acres from Agriculture District to Ranchette District in accordance with Sections 205, 206 and 508 of the Pennington County Zoning Ordinance.

Being 5.46 acres of land situated in Government Lot 3 of Section 6, Township 1 South, Range 10 East of the Black Hills Meridian, Pennington County, South Dakota, said 5.46 acres of land being more particularly described by metes and bounds as follows: COMMENCING, for location purposes only, at the Northwest corner of said Section 6, in the center of Dawkins Road, a public Section line highway occupying the statutory 66-foot wide right-of-way of the Black Hills Base Line; Thence, North 89° 57' 00" East, along said Black Hills Base Line and center line of Dawkins Road and North line of Section 6, a distance of 1274.20 feet to the POINT OF BEGINNING of the herein described tract; Thence, North 89° 57' 00" East, continuing along said Black Hills Base Line and center line of Dawkins Road and North line of Section 6, a distance of 614.59 feet to a point for corner from which the Southeast corner of adjacent Section 36, Township 1 North, Range 9 East of the Black Hills Meridian bears North 89° 57' 00" East, a distance of 446.39 feet; Thence resuming from the aforementioned point for corner, South 13° 20' 00" East, a distance of 222.58 feet to a point for corner; Thence, South 24° 00' 00" East, distance of 314.01 feet to a point for corner; Thence, South 66° 00' 00" West, distance of 224.08 feet to a point for corner; Thence, North 32° 45' 00" West, distance of 261.28 feet to a point for corner; Thence, North 80° 00' 00" West, distance of 76.75 feet to a point for corner; Thence, North 64° 20' 00" West, distance of 167.01 feet to a point for corner; Thence, North 37° 30' 00" West, a distance of 363.81 feet to the POINT OF BEGINNING and containing 5.46 acres, more or less, of land, including 0.46 acre within Section line right-of-way; Section 6, T1S, R10E, BHM, Pennington County, South Dakota.

10. LAYOUT PLAT / LPL 21-67: Caputa Acres, LLC. To create Tracts 1 and 2 of Caputa Acres in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 3, Tract 1 of Lot 4 Less RTY (2.17 AC), Section 6, T1S, R10E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Tract 1 and Tract 2 of Caputa Acres, Section 6, T1S, R10E, BHM, Pennington County, South Dakota.

11. PRELIMINARY PLAT / PPL 21-66: H & H Land Co. No. 2, LLC – Brian Hammerbeck - Agent. To subdivide and create Tracts 2-11 of South Caputa Addition in accordance with Section 400.2 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot X located in GL 1 and E1/2SE1/4 Less S553.09 feet of SE1/4SE1/4 and Less South Caputa Addition; PT GL1 Less South Caputa; Section 1, T1S, R9E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Tracts 2-11 of South Caputa Addition, Section 1, T1S, R9E, BHM, Pennington County, South Dakota.

12. ORDINANCE AMENDMENT / OA 21-21: Pennington County. To add Ordinance No. 735 - Pennington County Building Code and Construction Ordinance.

(Continued from the October 11, 2021, Planning Commission meeting.)

13. CONDITIONAL USE PERMIT / CU 21-61: R & J, LLC; Juston Eisenbraun - Agent. To allow a wedding venue and event center on the subject property in a Highway Service District in accordance with Sections 212 and 510 of the Pennington County Zoning Ordinance.

Lot 1, Borglum Subdivision, Section 13, T1S, R6E, BHM, Pennington County, South Dakota.

14. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from their October 11th meeting.

MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 16-03: Dan and Nancy Evangelisto was approved.

15. ITEMS FROM THE PUBLIC

16. ITEMS FROM THE STAFF

17. ITEMS FROM THE MEMBERSHIP

18. 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.