

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
November 9, 2020 @ 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 17, 2020, 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@pennco.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 26, 2020, 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 are recommendations to the Pennington County Board of Commissioners who will make the final decision.

3. **CONDITIONAL USE PERMIT REVIEW / CU 15-30:** Peaceful Valley Hideaway, LLC (William and Valerie Landis). To review a multi-family dwelling in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot C of Lot 2, New York Subdivision, Section 24, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 15-30 with conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 16-39:** Troxel Properties, LLC; Pam Troxel – Agent. To review a Vacation Home Rental in a Low Density Residential District in accordance with Sections 207, 319, and 510 of the Pennington County Zoning Ordinance.

Lot B of NW1/4NE1/4 and 1/2 Vac Rd Adj to said Lot, Section 16, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-39 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 19-29:** Chad and Nancy Reber / Reber Sanitation. To review a contractor's equipment storage yard on the subject property in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot 1 of W1/2SW1/4 Less Tract A of Lot 1, Less Blaseg Subdivision and Less Right-of-Way, Section 15, T2N, R8E, BHM, Pennington County, South Dakota

To recommend approval of the extension of Conditional Use Permit / CU 19-29 with conditions.

END OF CONSENT AGENDA

6. **MINING PERMIT REGISTRATION / MP 20-06:** Croell, Inc. To register an existing mining operation in accordance with Sections 205 and 320 of the Pennington County Zoning Ordinance.

All Less RR Row of Section 28, T1S, R11E, and the SW1/4, S1/2SE1/4 Less RTY of Section 21, T1S, R11E, BHM, Pennington County, South Dakota.

7. **MINING PERMIT REGISTRATION / MP 20-07:** Pennington County Highway Department. To register an existing mining operation in accordance with Sections 205 and 320 of the Pennington County Zoning Ordinance.

All of Section 28, T1N, R2E, and All of Section 27, T1N, R2E, BHM, Pennington County, South Dakota.

8. **MINING PERMIT REGISTRATION / MP 20-08:** Pennington County Highway Department. To register an existing mining operation in accordance with Sections 205 and 320 of the Pennington County Zoning Ordinance.

N1/2, Less RTY, N1/2SW1/4 of Section 17, T2S, R14E, and GL 3; N1/2SE1/4; NE1/4SW1/4 of Section 18, T2S, R14E, BHM, Pennington County, South Dakota.

9. **MINING PERMIT REGISTRATION / MP 20-09:** Pennington County Highway Department. To register an existing mining operation in accordance with Sections 205 and 320 of the Pennington County Zoning Ordinance.

S1/2SW1/4 Less Lot 1 of SW1/4SW1/4 and Lot 1 of SE1/4SW1/4 and Tract 1 of May Subdivision; SW1/4SE1/4 Less Lot 1; Lot 1 of SE1/4SE1/4 Less Row; Lot K of SW1/4 and ALL Less Tract 1 of May Subdivision, Less That Pot of NE1/4 Lying N of E HWY 44 and Less ROW of Section 24, T1S, R10E, BHM, Pennington County, South Dakota.

10. LAYOUT PLAN / LPL 20-33: David and Luann Hintz. To combine lots to create Lot 1R, Block 11, The Ranch at Black Gap in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 1 and Lot 2, Block 11, The Ranch at Black Gap, Section 9, T1S, R8E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1R, Block 11, The Ranch at Black Gap, Section 9, T1S, R8E, BHM, Pennington County, South Dakota.

11. MINOR PLAT / LPL 20-34: David and Kari Kelting; Fisk Land Surveying - Agent To subdivide and create Lots 4A and 4B of Lot 4 of Tract 3 of Tigerville Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 4 of Tract 3, Tigerville Subdivision, Section 9, T1S, R4E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 4A and 4B of Lot 4 of Tract 3 of Tigerville Subdivision, Section 9, T1S, R4E, BHM, Pennington County, South Dakota.

12. CONDITIONAL USE PERMIT REVIEW / CU 16-18: Richard and Susan Raposa. To review the transfer of a Vacation Home Rental in a Low Density Residential District in accordance with Sections 207, 319, and 510 of the Pennington County Zoning Ordinance.

Lot A Revised of Lot 15, Stratmeyer Addition, Section 14, T1S, R6E, BHM, Pennington County, South Dakota.

13. CONDITIONAL USE PERMIT / CU 20-25: Jessica Hessler / 7 Wonders, LLC; Fisk Land Surveying – Agent. To allow an existing residence to be used as a Vacation Home Rental in a Suburban Residential District in accordance with Sections 208, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 1A of Lot C of NW1/4SE1/4, Section 31, T2N, R6E, BHM, Pennington County, South Dakota.

14. CONDITIONAL USE PERMIT / CU 20-26: Tanner and Kimberly Handcock. To allow a proposed shop building with living quarters to be used as a Guest House in a Limited Agriculture District in accordance with Sections 206, 318, and 510 of the Pennington County Zoning Ordinance.

S1/2N1/2W1/2 GL 7; S1/2W1/2 GL 7, Section 6, T1S, R16E, BHM, Pennington County, South Dakota.

15. CONDITIONAL USE PERMIT / CU 20-24: West River Solar, LLC. To allow for a utility-scale solar energy system in a General Agriculture District in accordance with Sections 205, 317, and 510 of the Pennington County Zoning Ordinance.

GL 2-4; SE1/4NW1/4; E1/2SW1/4; S1/2SE1/4 and N1/2SE1/4; S1/2NE1/4 of Section 31, T1N, R9E, BHM, Pennington County, South Dakota.

(Continued from the October 26, 2020, Planning Commission meeting.)

16. DISCUSSION AND POSSIBLE MOTION TO FORM A COMMITTEE TO ADDRESS INFRASTRUCTURE AND ROAD IMPROVEMENTS IN THE COUNTY.
17. COUNTY BOARD REPORT
The Board of Commissioners concurred with the Planning Commission's recommendations from the October 26, 2020, Planning Commission meeting.
18. ITEMS FROM THE PUBLIC
19. ITEMS FROM THE STAFF
 - A. Building Permit Report.
20. ITEMS FROM THE MEMBERSHIP
21. 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.