

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
November 13, 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 November 21 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@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 23, 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 / CUR 12-04:** 7260 Tennyson, LLC; Nickolas and Jennifer Verhey. To review a multi-family dwelling unit (tri-plex) in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

SW1/4SW1/4SW1/4NW1/4 of Section 16, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 12-04 with conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CUR 14-28:** Matt Cavenee. To review a Vacation Home Rental in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Lot 1 Less Lot H1, Custer Trails Subdivision #1, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 14-28 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CUR 18-20:** William and Corissa Busse. To review an existing shop building with living quarters to be used as a Vacation Home Rental on the subject property in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 8, Feay Reder Subdivision, Section 36, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 18-20 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CUR 18-23:** BCS Invest, LLC; Kevin Haberstroh. To review six storage units and a caretaker / manager's residence on the subject property in a General Commercial District / Agriculture District in accordance with the Pennington County Zoning Ordinance.

Lot 2 (also in Section 19), Heavlin #2 Addition, Section 30, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 18-23 with conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CUR 22-50:** Valley Community Church. To review allow an illuminated, on-premise sign within 1,500 feet of a residential zoning district/dwelling unit in a Suburban Residential District accordance with the Pennington County Zoning Ordinance.

Lot A of Lot 1 and 2 Less Lot H1, Block 1, Eastern Acres Subdivision, Section 11, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 22-50 with conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CUR 21-66:** Recreational Adventures Company. To review an employee housing / dormitory building for seasonal workers on the subject property in a Highway Service District in accordance with the Pennington County Zoning Ordinance.

Tract A of Tract 37 (in N1/2), Section 4, T2S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 21-66 with conditions.

9. **PLANNED UNIT DEVELOPMENT REVIEW / PUR 04-08:** 6S Properties, LLC. To review a Planned Unit Development that allows up to five (5) residential lots and a neighborhood commercial area in accordance with the Pennington County Zoning Ordinance.

The unplatted portion of SE1/4 south of Highway 44, Section 11, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Planned Unit Development Review / PUR 04-08 with conditions.

10. **PLANNED UNIT DEVELOPMENT REVIEW / PUR 09-02:** Salvation Army. To review the Salvation Army Camp Planned Unit Development in accordance with the Pennington County Zoning Ordinance.

Lot B of Lot 1 of Lot C of Lot 8 of Lot E; Lot 2 of Lot C of Lot 8 of Lot E; and the unplatted portion of Lot C of Lot 8 of Lot E, Big Bend Placer MS 1442, Section 8, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Planned Unit Development Review / PUR 09-02 with conditions.

11. **MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PU 18-06:** Catherine Sopinski. To review an existing Planned Unit Development to allow the single-family residence to be used as a Vacation Home Rental on the subject property in accordance with the Pennington County Zoning Ordinance.

Lot 1, Block 1, The Reserve at Remington Ranch, Section 22, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend to end Major Planned Unit Amendment Development Review / PUR 18-06 with the applicant's concurrence.

12. **MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PUR 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 October 10, 2023, Planning Commission meeting.)

To recommend approval of Major Planned Unit Amendment Development Review / PUR 19-06 with conditions.

13. **MAJOR PLANNED UNIT DEVELOPMENT OVERLAY AMENDMENT / PUR 23-02:** Katie Smirnova and Brett Walfish. To review an existing Planned Unit Development Overlay to allow a Specialty Resort in accordance with the Pennington County Zoning Ordinance.

Lot C2, Brassfield Subdivision, Section 28, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Major Planned Unit Amendment Development Overlay Amendment Review / PUR 23-02 with conditions.

END OF CONSENT AGENDA

14. **LOT LINE ADJUSTMENT PLAT / LAPL 23-23:** Ruth and Verne Henrickson. To reconfigure lot lines to create Lots B and C of Morse Subdivision No. 1 in accordance with the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lots 1-8 of Morse Subdivision #1 and Lot Q of the NE1/4NW1/4 and NW1/4NE1/4, Section 8, T1N, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots B and C of Morse Subdivision #1, Section 8, T1N, R6E, BHM, Pennington County, South Dakota.

15. **CONDITIONAL USE PERMIT / CU 23-35:** Glynda Rahn. To allow an Efficiency Dwelling Unit on the subject property in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 3, Rahn Subdivision, Section 15, T1S, R7E, BHM, Pennington County, South Dakota.

16. **COMPREHENSIVE PLAN AMENDMENT / CA 23-11:** Pactola Heights. To amend the Comprehensive Plan to change the Future Land Use from Rural Residential District to Low Density Residential District in accordance with the Pennington County Zoning Ordinance.

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, and 21 of Block 1; Lot W of Block 1; and Lots 1, 2, 3, 4, 5 and 6 of Block 2, and all located in Pactola Heights Subdivision, Section 28, T2N, R5E, BHM, Pennington County, South Dakota.

17. REZONE / RZ 23-16: Pactola Heights. To rezone from Rural Residential District to Low Density Residential District in accordance with the Pennington County Zoning Ordinance.

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, and 21 of Block 1; Lot W of Block 1; and Lots 1, 2, 3, 4, 5 and 6 of Block 2, and all located in Pactola Heights Subdivision, Section 28, T2N, R5E, BHM, Pennington County, South Dakota.

18. CONDITIONAL USE PERMIT / CU 23-35: 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 October 10, 2023, Planning Commission meeting.)

19. CONDITIONAL USE PERMIT / CU 23-34: Benjamin and Katherine Lee. To allow an Accessory Dwelling Unit on the subject property in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 5, Block 6, Paha Sapa High Country Tract 2, Section 18, T2N, R6E, BHM, Pennington County, South Dakota.

(Continued from the October 23, 2023, Planning Commission meeting.)

20. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission’s recommendations from the October 23, 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.

