

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**November 14, 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 December 6, 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@pennco.org](mailto: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 24, 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 94-26:** Synod of SD of the Presbyterian Church. To review a church camp in a Rural Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot A1, B-C (also in Section 8 and 16), Big Bend Placer MS 1442, Section 9, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 94-26 with conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 00-65:** Joyce Metz; Cathy Little Bull - Agent. To review a caretaker's residence in an Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Lot 3A of Tract A, Metz Addition, Section 10, T2S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 00-65 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 10-38:** Robert Mills. To review a home occupation, an auto restoration shop, in a Suburban Residential District in accordance with Sections 209 and 510 of the Pennington County Zoning Ordinance.

The N1/2 Lot E of E1/2SE1/4, Section 9, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 10-38 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 18-15:** Koenig Family Trust (Sheila Watkins); Edelweiss Mountain Lodging - Agent. To review a Vacation Home Rental on the subject property in a Suburban Residential District in accordance with Sections 209, 319, and 510 of the Pennington County Zoning Ordinance.

Lot A, Edelweiss Mountain Development, Section 17, T1N, R5E, BHM, Pennington County.

To recommend approval of the extension of Conditional Use Permit / CU 18-15 with conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 20-20:** Larry and Dianne Mathews. To review a multi-family dwelling in a Low Density Residential District in accordance with Sections 208, 303, and 510 of the Pennington County Zoning Ordinance.

Lot 2, Cedar Gulch Subdivision, Section 4, T1S, R9E, 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 20-20 with conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CU 20-22:** Mike and Angela Holmberg. To review a second residence to be used as housing for hired help on the subject property in an Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Lot 1B, Lovell Subdivision, Section 29, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 20-22.

9. **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.

**END OF CONSENT AGENDA**

10. CONDITIONAL USE PERMIT / CU 22-49: Leslie and Tina Wasson. To allow 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.

W171.68 of E314.5 of Lot 2, Block 1, Ashland Subdivision, Section 15, T2N, R8E, BHM, Pennington County, South Dakota.

11. CONDITIONAL USE PERMIT / CU 22-50: Valley Community Church. To allow an illuminated, on-premise sign within 1,500 feet of a residential zoning district/dwelling unit in accordance with Sections 209, 312, and 510 of 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.

12. CONDITIONAL USE PERMIT / CU 22-48: Argyle Properties, LLC; Anita Lee. To allow a Vacation Home Rental in an Agriculture District in accordance with Sections 205, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 5, Baumgartner Subdivision, Section 25, T1S, R6E, BHM, Pennington County, South Dakota.

13. COMPREHENSIVE PLAN AMENDMENT / CA 22-21: Argyle Properties, LLC; Anita Lee. To amend the Comprehensive Plan to change the Future Land Use from Ranchette District and Rural Residential District to Rural Residential District in accordance with Sections 206, 207, and 508 of the Pennington County Zoning Ordinance.

Lot 5, Baumgartner Subdivision, Section 25, T1S, R6E, BHM, Pennington County, South Dakota.

14. REZONE / RZ 22-28: Argyle Properties, LLC; Anita Lee. To rezone 13.55 acres from Agriculture District to Rural Residential District in accordance with Sections 205, 207, and 508 of the Pennington County Zoning Ordinance.

Lot 5, Baumgartner Subdivision, Section 25, T1S, R6E, BHM, Pennington County, South Dakota.

15. MINOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 22-11: Kristin Bennett / Haven Homes, LLC. To amend an existing Planned Unit Development to allow a Vacation Home Rental on the subject property in accordance with Section 216 of the Pennington County Zoning Ordinance.

Lot 2, Merchen Addition No. 2, Section 21, T2N, R6E, BHM, Pennington County, South Dakota.

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

16. MINOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 22-14: Bryon and Kristin Mobley. To amend the existing Planned Unit Development to remove a condition of approval of the Planned Unit Development in order to vacate a portion of the Access and Utility Easement on the subject property in accordance with Sections 216 and 313 of the Pennington County Zoning Ordinance.

Lot 5, Block 4, Sheridan Lake Highlands, Section 2, T1S, R6E, BHM, Pennington County, South Dakota.

17. VACATION OF EASEMENT / VE 22-03: Bryon and Kristin Mobley. To vacate an Access and Utility Easement on the subject property in accordance with Sections 216 and 313 of the Pennington County Zoning Ordinance.

Lot 5, Block 4, Sheridan Lake Highlands, Section 2, T1S, R6E, BHM, Pennington County, South Dakota.

18. CONDITIONAL USE PERMIT REVIEW / CU 20-24: Greenbacker Capital. To review a utility-scale solar energy system in an 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.

19. 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.

(Continued from the October 24, 2022, Planning Commission meeting.)

20. ORDINANCE AMENDMENT / OA 22-12: Pennington County. To amend Section 511 “Fees” [to amend and supersede the existing 511 “Fees”] of the Pennington County Zoning Ordinance.

21. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission’s recommendations from their October 24<sup>th</sup> meeting.

22. ITEMS FROM THE PUBLIC

23. ITEMS FROM THE STAFF

A. Building Permit Report.

24. EXECUTIVE SESSION PER SDCL 1-25-2

A. Contractual /Pending Litigation per SDCL 1-25-2(3).

25. ITEMS FROM THE MEMBERSHIP

26. 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.