

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**November 23, 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 December 1, 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](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 NOVEMBER 9, 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 14-25**: Jeff DeVeny. To review two storage units to be located on the subject property in a Highway Service District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

Lot J, Murray Subdivision, Section 21, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 14-25 with conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 16-05**: Spring Creek Hideaway, LLC / Brent and Pam Veurink. To review a Vacation Home Rental in a General Agriculture District in accordance with Sections 205, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 4, Peterson Subdivision MS 622, Section 11, T2S, R4E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-05 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 17-42:** Kyle and Kristina Volmer. To review living in a Recreational Vehicle while building a single-family residence on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

SE1/4 of GL4, Section 7, T1N, R13E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 17-42 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 17-44:** Gregory Yates. To review a Vacation Home Rental on the subject property in a Low Density Residential District in accordance with Sections 207, 319, and 510 of the Pennington County Zoning Ordinance.

Tract 1, Annie Lode MS 1721, Section 22, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 17-44 with conditions.

7. **ROAD NAMING:** David Grover. To name a proposed 40-foot-wide road to be dedicated as a Private Easement providing access to property located in Section 32, T1S, R5E, BHM, Pennington County, South Dakota, Mills Ranch Road.

To recommend approval of the Road Naming of Mills Ranch Road.

#### **END OF CONSENT AGENDA**

8. **LAYOUT PLAN / LPL 20-35:** Shane Swedlund. To subdivide and create Lot 1 and Lot 2 of Swedlund Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Tract 2 B West Sub-Div of Lot 2 of SW1/4NW1/4, Section 19, T1S, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1 and Lot 2 of Swedlund Subdivision, Section 19, T1S, R5E, BHM, Pennington County, South Dakota.

9. **CONDITIONAL USE PERMIT / CU 20-27:** Doug and Wendy Skogen. To allow an accessory structure, a shed, prior to a primary structure in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Lot 2 of Tract B, HES No. 281, Section 15, T2S, R6E, BHM, Pennington County, South Dakota.

10. CONDITIONAL USE PERMIT / CU 20-28: Nuvent, Inc. / Mystic Cottage, LLC; Don Williamson – Owner. To allow an existing residence to be used as 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 1, Redfern Valley Subdivision, Section 33, T1N, R4E, BHM, Pennington County, South Dakota.

11. MINOR PLAT / MPL 20-37: Dean and Jennifer Karschnik. To reconfigure lots lines to create Lot 2R of Lot 2 of Marshall Gulch Subdivision and Tract CR of Tract C of Lot 1 in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Tract C of Lot 1 NW1/4NW1/4; and Lot 2 of Marshall Gulch Subdivision, Section 19, T1S, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Tract CR of Lot 1 and Lot 2R of Marshall Gulch Subdivision, Section 19, T1S, R5E, BHM, Pennington County, South Dakota.

12. CONDITIONAL USE PERMIT REVIEW / CU 19-26: Danny Kruse. To review living in a Recreational Vehicle, stored within a pole barn, on the subject property in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot C, Kruse Subdivision, Section 18, T1N, R9E, BHM, Pennington County, South Dakota

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

13. CONDITIONAL USE PERMIT REVIEW / CU 71-04: David Allard. To review an existing mobile home park on the subject property in a General Commercial District in accordance with Sections 206, 305, and 510 of the Pennington County Zoning Ordinance.

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

(Continued from the March 23, 2020, Planning Commission meeting.)

14. PRELIMINARY PLAT / PPL 20-36: David Grover. To create Lots A through L of Mills Ranch Subdivision in accordance with Section 400.2 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Tract B of HES #303 Less Tract Drew; Tract A of HES #303 Less Buzmar Subdivision, Less Tract Dean, Less Tract Drew, and Less ROW; and GL Less Buzmar Subdivision, Less Tract Dean, Less Tract Drew and Less ROW, all located in Section 32, T1S, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots A through L of Mills Ranch Subdivision, Section 32, T1S, R5E, BHM, Pennington County, South Dakota.

15. PLANNED UNIT DEVELOPMENT REVIEW / PU 16-03: Dan and Nancy Evangelisto / Century Home Crafters, LLC; Century Land Holdings, LLC; and Summer Creek Inn, LLC. To review a Planned Unit Development to allow for a Specialty Resort Development to include uses, such as vacation home rentals, weddings, receptions, picnics, family reunions, single-family residences, bed and breakfast, storage gift shop, spa, cabana, bistro, detached accessory structure with living quarters, duplex, etc., on the subject properties, in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot 3 and that 1/2 of private drive adjacent to said lot; Lot 4; Lot 7 and that 1/2 of private drive adjacent to said lot; Lot 10 and that 1/2 of private drive adjacent to said lot; Lot 11 and that 1/2 of private drive adjacent to said lot; Lot 12 and that 1/2 of private drive adjacent to said lot; Lot 13 and that 1/2 of private drive adjacent to said lot; Lot 14 and that 1/2 of private drive adjacent to said lot; Lot 15 and that 1/2 of private drive adjacent to said lot; Lot 16 and that 1/2 of private drive adjacent to said lot; Lot 17 and that 1/2 of private drive adjacent to said lot; Lot 18 and that 1/2 of private drive adjacent to said lot; Lot 19 and that 1/2 of private drive adjacent to said lot; Lot 20 and that 1/2 of private drive adjacent to said lot; Lot 21, Lot 22 and that part of private drive adjacent to said lot; Lot 23B and that 1/2 of private drive adjacent to said lot; Lot 27 and that 1/2 of private drive adjacent to said lot; Lot 28 and that 1/2 of private drive adjacent to said lot; Lot 29 and that 1/2 of private drive adjacent to said lot; Lot 30 and that 1/2 of private drive adjacent to said lot; Lot 31 and that 1/2 of private drive adjacent to said lot, Lot 32 and that 1/2 of private drive adjacent to said lot; Lot 33 and that 1/2 of private drive adjacent to said lot; Lot 34 and that 1/2 of private drive adjacent to said lot; Lot 35 and that 1/2 of private drive adjacent to said lot; Lot 36 and that 1/2 of private drive adjacent to said lot; Lot 37 and that 1/2 of private drive adjacent to said lot; Lot 41 and that 1/2 of private drive adjacent to said lot; Lot 42 and that 1/2 of private drive adjacent to said lot; Lot 43 and that 1/2 of private drive adjacent to said lot; Lot 44, Lot 45 and that 1/2 of private drive adjacent to said lot; all located in Custer Trails Subdivision #1, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

16. TAX INCREMENT FINANCE DISTRICT #5: A Tax Increment Finance District (TIF) has been submitted by the City of Box Elder for the purpose of developing Liberty Plaza, which will consist of single-family and multi-family housing, commercial/retail space and Liberty Center to include infrastructure, such as new wells, street and sanitary upgrades. Liberty Center will replace Pride Hanger and serve as Ellsworth AFB community center located in the City of Box Elder. The property is located near the intersection of N. Ellsworth Road and Liberty Boulevard.

17. COUNTY BOARD REPORT  
The Board of Commissioners concurred with the Planning Commission's recommendations from the November 9, 2020, Planning Commission meeting.

18. ITEMS FROM THE PUBLIC

19. ITEMS FROM THE STAFF

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.**