

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**November 28, 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@penngo.org](mailto: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 NOVEMBER 14, 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 11-16:** Randy and Viola Scott. To review a single-wide mobile home as a permanent, single-family residence in a Suburban Residential District in accordance with Sections 209, 304, and 510 of the Pennington County Zoning Ordinance.

Lot 16, Block 4, Green Valley Estates, Section 23, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 11-16 with conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 14-24:** Lawrence Meagher and Margaret Chalcraft. To review a single-wide mobile home as a single-family residence in a Rural Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 2, Buchholz Subdivision, Section 14, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 14-24 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 19-21:** Joe Kubick / Black Hills Haven, LLC. To transfer an existing Vacation Home Rental in a Suburban Residential District in accordance with Sections 209, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 4R, Block D, Edelweiss Mountain Subdivision, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend to continue Conditional Use Permit / CU 19-21 to the December 12, 2022, Planning Commission meeting.

6. **CONDITIONAL USE PERMIT REVIEW / CU 20-17:** Charan and Melissa Mungara. To review a Bed and Breakfast on the subject property in a Rural Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot E, Battle Creek Mountain Estates Subdivision, Section 18, T2S, R7E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 20-17 with the property owner's concurrence.

7. **CONDITIONAL USE PERMIT REVIEW / CU 20-21:** Pacific Properties, LLC; Tamra Backes. To review a mobile home park in a Suburban Residential District in accordance with Sections 209, 305, and 510 of the Pennington County Zoning Ordinance.

Lot 3 of Lot G of SE1/4, Section 17, T2N, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 20-21 with conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CU 21-06:** Clyde and Dianne Graumann. To review a garage prior to a principle structure in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 6, Carlin Subdivision, Section 11, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 21-06 with the applicant's concurrence.

9. **CONDITIONAL USE PERMIT REVIEW / CU 21-12:** Kent Przymus. To review a camper to be used as temporary living quarters while working on the property and cabin during the spring, summer, and fall; up 180 days per calendar year, in a Suburban Residential District in accordance with Sections 209 and 510 of the Pennington County Zoning Ordinance.

Lot 4 (also in Section 23), Block 9, Dakota Lode Subdivision, Section 14, T2N, R3E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 21-12 with conditions.

10. **CONDITIONAL USE PERMIT REVIEW / CU 21-33**: Craig and Wendy Mullins. To review living in a Recreational Vehicle while building a single-family residence on the subject property in a Suburban Residential District in accordance with Sections 209 and 510 of the Pennington County Zoning Ordinance.

Lot 1R2 (also in Section 36, T2N, R6E), Block 1, Westberry Trails Subdivision, Section 31, T2N, R7E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 21-33 with the applicant's concurrence.

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

11. **MINOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 22-15**: Darrell Bren. To allow an accessory structure as a primary structure on the subject property in accordance with Section 216 of the Pennington County Zoning Ordinance.

Tract 78R, Rushmore Ranch Estates Subdivision, Section 17, T2S, R7E, BHM, Pennington County, South Dakota.

12. **CONDITIONAL USE PERMIT / CU 22-51**: Suzette Wasvick. To allow an Efficiency Dwelling Unit on the subject property in accordance with Sections 205, 330, and 510 of the Pennington County Zoning Ordinance.

Also in Section 30 of Mary E Lode MS 446, Section 19, T1N, R6E, BHM, Pennington County, South Dakota.

13. **COMPREHENSIVE PLAN AMENDMENT / CA 22-22**: Lesley Rutter. To amend the Comprehensive Plan to change the Future Land Use from Agriculture District to Ranchette District in accordance with Sections 205, 206, and 508 of the Pennington County zoning Ordinance.

The South 330.23 feet of the NE1/4SW1/4NW1/4 and the North 30 feet of the SE1/4SW1/4NW1/4 of Section 32, T1S, R7E, BHM, Pennington County, South Dakota.

14. **REZONE / RZ 22-29**: Lesley Rutter. To rezone 5.00 acres from Agriculture District to Ranchette District in accordance with Sections 205, 206, and 508 of the Pennington County Zoning Ordinance.

The South 330.23 feet of the NE1/4SW1/4NW1/4 and the North 30 feet of the SE1/4SW1/4NW1/4 of Section 32, T1S, R7E, BHM, Pennington County, South Dakota.

15. **REZONE / RZ 22-30**: Quintin Larson. To rezone 5.00 acres from Agriculture District to Ranchette District in accordance with Sections 205, 206, and 508 of the Pennington County Zoning Ordinance.

N1/2NE1/4NW1/4NW1/4, Section 32, T1S, R7E, BHM, Pennington County, South Dakota.

16. 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.

(Continued from the November 14, 2022, Planning Commission meeting.)

17. COUNTY BOARD REPORT  
The Board of Commissioners will hear the Planning Commission's recommendations from the November 14<sup>th</sup> meeting, at the Board's December 6<sup>th</sup> 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.**