

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
December 12, 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 20, 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 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 28, 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 AMENDMENT REVIEW / CU 89-36:** Clyde and Dianne Graumann. To review a roofing business as a home occupation in a Suburban Residential District in accordance with Sections 209 and 510 of the Pennington County Zoning Ordinance.

Lot 5, Carlin Subdivision, Section 11, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of extension of Conditional Use Permit Amendment / CU 89-36 with conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 06-33:** Zachary and Chelsea Burke. To review a customary home occupation, an animal hospital, in an Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Lot A Less Seger Drive, Freeland Subdivision, Section 19, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 06-33 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.

(Continued from the November 28, 2022, Planning Commission meeting.)

To recommend approval of the transfer of Conditional Use Permit / CU 19-21 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 22-10:** Children's House Montessori / Michelle Kagarmanov. To review a school in an Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Lot A Less Seger Drive, Freeland Subdivision, Section 19, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 22-10 with the applicant's concurrence.

7. **MINOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 18-05:** Grant and Sandra Parsons (Plum Creek Homes). To review a Bed and Breakfast on the subject property in accordance with Sections 213 of the Pennington County Zoning Ordinance.

Tract 43, Rushmore Ranch Estates Subdivision, Section 20, T2S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Minor Planned Unit Development Amendment / PU 18-05 with conditions.

END OF CONSENT AGENDA

8. **COMPREHENSIVE PLAN AMENDMENT / CA 22-20:** Brian Schroeder; Davis Engineering - Agent 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.

Lot 5 Revised, Knotty Pine Subdivision, Section 33, T1S, R7E, BHM, Pennington County, South Dakota.

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

9. REZONE / RZ 22-27: Brian Schroeder; Davis Engineering - Agent. To rezone 14.17 acres from Agriculture District to Ranchette District in accordance with Sections 205, 206, and 508 of the Pennington County Zoning Ordinance.

Lot 5 Revised, Knotty Pine Subdivision, Section 33, T1S, R7E, BHM, Pennington County, South Dakota.

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

10. VACATION OF PLAT / VP 22-01: Joy Jojola and Traci Mescher. To vacate notes on the plat of Lot 3, Block 1 of Mountain Meadows Subdivision in Section 17, T2S, R7E.

Lot 3, Block 1 of Mountain Meadows Subdivision, Section 17, T2S, R7E, BHM, Pennington County, South Dakota.

11. PLANNED UNIT DEVELOPMENT OVERLAY / PU 22-16: Black Hills Weddings, LLC / Andy and Jen Pfister. To allow a Planned Unit Development Overlay for a Specialty Resort in accordance with Section 216 of the Pennington County Zoning Ordinance.

Lot 1R, CL Subdivision, Section 9, T1N, R6E, BHM, Pennington County, South Dakota.

12. PRELIMINARY PLAN / PPL 22-55: Michael and Lisa Gennaro; KTM Design Solutions - Agent. To reconfigure lot lines to create Tracts A and B of Gennaro Subdivision in accordance with Section 500 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: All Less S360 ft, Less Glendale Sub and Less ROW (Also in Sec 14) of Hermosa #2 Lode MS 1111, and All, President Lode MS 1111 both in Section 14; and Glendale Tract Located in Section 23 and Section 14 of Gennaro Subdivision, Section 23, T2S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Tracts A and B of Gennaro Subdivision, Sections 14 and 23, T2S, R6E, BHM, Pennington County, South Dakota.

13. 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 November 14, 2022, Planning Commission meeting.)

14. PLANNING COMMISSION BY-LAWS.

15. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the November 14th and November 28th meetings, with the exception of:

1. Comprehensive Plan / CA 22-22 and Rezone / RZ 22-29: Lesley Rutter These items were approved.
2. Comprehensive Plan / CA 22-21 and Rezone / RZ 22-28: Argyle Properties; Anita Lee. These items were denied without prejudice.

16. ITEMS FROM THE PUBLIC

17. ITEMS FROM THE STAFF

- A. Building Permit Report.
- B. Planning Department – Building Inspector.

18. ITEMS FROM THE MEMBERSHIP

19. 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.