

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
December 13, 2021 @ 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 21, 2021, 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 22, 2021, 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 05-14:** Desirae Kursave. To review a single-wide manufactured home as a single-family residence in a Suburban Residential District in accordance with Sections 204, 208-C-19 and 510 of the Pennington County Zoning Ordinance.

N1/2 of Lot A of Lot 4; Lot B of Lot 4; Lot C of Lot 4, Section 15, T2N, R8E, BHM, Pennington County, South Dakota.

(Continued from the October 11, 2021, Planning Commission meeting.)

To recommend to continue the review of Conditional Use Permit / CU 05-14 to the April 11, 2022, Planning Commission meeting with conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 17-39:** Colonial Pine Hills Sanitary District/Jim Martin. To review an office building to serve the Colonial Pine Hills Sanitary District in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 1B, Block 1, Whispering Pines Subdivision, Section 32, T1N, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 17-39 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 20-09:** David and Janelle Goergen. To review the existing double-wide mobile home to be converted into a garage with the living quarters being removed in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 2-R, Block 1, Palmer Subdivision Addition, Section 14, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 20-09 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 20-12:** Michael and Marella Anderson. To review a Guest House in a Low Density Residential District in accordance with Sections 207, 318, and 510 of the Pennington County Zoning Ordinance.

Lot 9, Stratmeyer Addition, Section 13, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 20-12 with conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 20-15:** Greg Helgeson. To review a single-wide mobile home to be used as a single-family residence on the subject property in an Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

W1/2NE1/4NE1/4 (aka W1/2 GL 1), Section 5, T2S, R7E, BHM, Pennington County, South Dakota.

(Continued from the November 22, 2021, Planning Commission meeting.)

To recommend to continue the review of Conditional Use Permit / CU 20-15 to the January 10, 2022, Planning Commission meeting with one condition.

8. **MINOR PLAT / MPL 21-84:** Caputa Acres, LLC; Milton Gutknecht. To create Tract 1 of Caputa Acres Addition in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 3, Tract 1 of Lot 4 Less RTY (2.17 AC), Section 6, T1S, R10E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Tract 1 of Caputa Acres Addition, Section 6, T1S, R10E, BHM, Pennington County, South Dakota.

To recommend approval of Minor Plat / MPL 21-84 with conditions.

9. **MINOR PLAT / MPL 21-85:** Connie and Detlev Prautzsch; KTM Design Solutions - Agent. To subdivide and create Lots 1 and 2 of Storm Hill Subdivision No. 2 in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot C of Tract 1A, Storm Hill Subdivision, Section 28, T1S, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 1 and 2 of Storm Hill Subdivision No. 2, Section 28, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Minor Plat / MPL 21-85 with conditions.

10. **MINOR PLAT / MPL 21-86:** Jeffrey Scherr. To reconfigure lot lines and create Lot D1 Revised and Lot D2 Revised of Lot 17 in Fort Meade Placer No. 244 in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lots D1 and D2 of Lot 17 of Fort Meade Placer 244, Section 8, T1S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot D1 Revised and Lot D2 Revised of Lot 17 in Fort Meade Placer No. 244, Section 28, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Minor Plat / MPL 21-86 with conditions.

11. **MINOR PLAT / MPL 21-87:** Randy and Peggy Sogge; Fisk Land Surveying - Agent. To subdivide and create Lots 3RA and 3RB of Block 2 of Dead Broke Subdivision in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 3R, Block 2, Dead Broke Subdivision, Section 1, T2S, R4E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 3RA and 3RB of Block 2 of Dead Broke Subdivision, Section 1, T2S, R4E, BHM, Pennington County, South Dakota.

To recommend approval of Minor Plat / MPL 21-87 with conditions.

END OF CONSENT AGENDA

12. **REZONE / RZ 21-31:** William and Marilou Carlson. To rezone 1.08 acres from Agriculture District to Low Density Residential District in accordance with Sections 205, 208, and 508 of the Pennington County Zoning Ordinance.

Lot 54, Block 4, Green Valley Estates, Section 23, T1N, R8E, BHM, Pennington County, South Dakota.

13. LAYOUT PLAN / LPL 21-83: Laura Henney and Erik Karlson; KTM Design Solutions-Agent. To combine two lots to create Lot 13R in Block A of Edelweiss Mountain Development in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lots 13 and 14, Block A, Edelweiss Mountain Development, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 13R, Block A, Edelweiss Mountain Development, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.

14. CONDITIONAL USE PERMIT REVIEW / CU 21-65: Limestone Creek Ranch, LLC; Thomas Stowers - Owner. To allow a Vacation Home Rental in a Rural Residential District in accordance with Sections 207, 319 and 510 of the Pennington County Zoning Ordinance.

Lot 4 Revised, Oak Meadows Estates Subdivision, Section 23, T2S, R6E, BHM, Pennington County, South Dakota.

15. LAYOUT PLAN / LPL 21-82: No Bad Days Campground LLC; Rob Livingston. To subdivide and create Lots 1, 2, 3, 4 and Utility Lot of No Bad Days Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Tract Lake of SW1/4SW1/4 of Section 27 and SE1/4 of Section 28 of T2N, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 1-4 and Utility Lot, No Bad Days Subdivision, Section 27 and Section 28, T2N, R5E, BHM, Pennington County, South Dakota.

16. LAYOUT PLAN / LPL 21-78: ELS Properties, LLC; Rick Schulke. To subdivide and create Lots 3A, 3B, 3C, 3D, and 3E of Battle Creek Mountain Estates Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 3 and Lot A3 Less Lot H1 (also in Sections 17 and 19), Battle Creek Mountain Estates, Section 18, T2S, R7E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 3A, 3B, 3C, 3D, and 3E of Battle Creek Mountain Estates Subdivision, Section 18, T2S, R7E, BHM, Pennington County, South Dakota.

17. LAYOUT PLAN / LPL 21-80: Gold Run III, LLC; Gregory Wittenberg. To consolidate two lots to create Lot 6 Revised of Gold Run Park Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 6 of Gold Run Park Subdivision, Section 5; and All Less Gold Run Park and Less Lot 1 of Hobart Sub located in Section 5 and Section 9, Matt Placer MS 1417, Section 8, T1S, R3E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 6 Revised of Gold Run Park Subdivision, Sections 5, 8, and 9, T1S, R3E, BHM, Pennington County, South Dakota.

18. LAYOUT PLAN / LPL 21-79: Marjorie Helgeson Trustee / Davis Engineering. To reconfigure lot lines to create Lot 3 Revised of SE $\frac{1}{4}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$ (also in Section 10) in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: GL14 Less Payton Addition and Less ROW; GL 6 Less Lot 1, 2, and 3 and Less ROW; and Lot 3 of SE $\frac{1}{4}$ SW $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$ (Also in Section 10), Section 3, T1S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 3 Revised of SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 3 and NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 10, T1S, R6E, BHM, Pennington County, South Dakota.

19. LAYOUT PLAN / LPL 21-81: Travis and Amanda Frink. To subdivide and create Lot 1 of Frink Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: S1/2S1/2NE $\frac{1}{4}$ Less Lot H2 and Less HWY ROW, Section 18, T1S, R16E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1 of Frink Subdivision, Section 18, T1S, R16E, BHM, Pennington County, South Dakota.

20. CONDITIONAL USE PERMIT / CU 21-64: Jane Patnoe; Don Patnoe - Agent. To allow a tiny home/park model as a primary structure on the subject property in an Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

All of Climax Lode MS 942, Section 12, T1S, R4E, BHM, Pennington County, South Dakota.

(Continued from the November 22, 2021, Planning Commission meeting.)

21. MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 21-17: Little Guys, LLC; Ben Brink - Agent. To amend the existing Planned Unit Development to allow a Specialty / Recreational Resort and to add 25 rental cabins and staff housing and dorms to the subject properties in accordance with Section 216 of the Pennington County Zoning Ordinance.

Also in Section 6, T2S, R6E of Maine Lode MS 1715 and Less Lot H1, H2; H3 of West State Lode MS 1533; and Less Lot H1 – Lot H6 and Less Beckman Subdivision No. 2 of State Lode MS 1533 in Section 5, T2S, R6E, BHM, Pennington County, South Dakota.

22. PLANNED UNIT DEVELOPMENT OVERLAY / PU 21-18: McCrory Vacations, LLC (Lisa McCrory); Rob Livingston - Agent. To allow for a Planned Unit Development Overlay to allow a Recreational Resort to include uses, such as: swimming pool, golf course, Vacation Home Rentals, RV site and a pole barn to include a butcher processing shop in accordance with Section 216 of the Pennington County Zoning Ordinance.

S1/2 of Peacock Lode MS 962, Section 35, T1S, R5E, BHM, Pennington County, South Dakota.

23. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from their November 22nd meeting.

TAX INCREMENT FINANCE DISTRICT #6: Pink Cabin, LLC which was approved at the December 7th Board meeting.

24. ITEMS FROM THE PUBLIC

25. ITEMS FROM THE STAFF

A. Building Permit Report.

26. ITEMS FROM THE MEMBERSHIP

27. 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.