

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
January 23, 2023 @ 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 February 7, 2023, 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 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 DECEMBER 12, 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 12-31**: Nina McBride. To review a single-wide mobile home to be used as a single-family residence in a Rural Residential District in accordance with Sections 209 and 510 of the Pennington County Zoning Ordinance.

Lot 1, Chase Subdivision, Section 15, T2N, R6E; BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 12-31 with conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 14-01**: PLM Investments LLC; Mary L. Riss. To review a single-wide mobile home, as single-family residence, located on each of the subject properties in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 1 of Lot A of Lot 12; Lot 2 of Lot A of Lot 12; and Lot 3 of Lot A of Lot 12, Plateau Subdivision, Section 10, T1N, R8E, BHM, Pennington County, South Dakota

To recommend approval of the extension of Conditional Use Permit / CU 14-01 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 18-42:** Keith and Sandra Lockner. To review a Home Occupation in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 11, Block 5, Green Valley Estates, Section 23, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 18-42 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 19-18:** Perry and Vicki Van Newkirk. To review 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 47 Revised, Burns Placer MS 697, Section 14, T1S, R4E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 19-18 with conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 19-29:** Chad and Nancy Reber. To review a contractor's equipment storage yard in an Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Lot 1 of W1/2SW1/4 Less Tract A of Lot 1, Less Blaseg Subdivision and Less Right-of-Way, Section 15, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 19-29, as the use has ceased for more than one year.

8. **CONDITIONAL USE PERMIT REVIEW / CU 21-14:** Greg and Amy Willson. To review a cabin, which is less than 20 feet wide, in a Rural Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot A of Lot 5, Clear Creek Placer MS 1184, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 21-14 with conditions.

9. **CONDITIONAL USE PERMIT REVIEW / CU 21-15:** Quentin and Sherrie Strand. To review a garage as a primary structure on the subject property in a Rural Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot B of Lot 2, Alpine Acres Addition No. 1, Section 13, T2N, R4E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 21-15 with conditions.

10. **CONDITIONAL USE PERMIT REVIEW / CU 21-43:** Kenneth and Carin Wilson. To review a multi-family dwelling in an Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

SE1/4NW1/4SW1/4, Section 25, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 21-43 with the applicant's concurrence.

11. **CONDITIONAL USE PERMIT REVIEW / CU 22-28:** Michael and Renee Myers. To review a Guest House in a shop in an Agriculture District in accordance with Sections 205, 318 and 510 of the Pennington County Zoning Ordinance.

E1/2NW1/4 Less Tract A, Section 14, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 22-28 with conditions.

12. **MINOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PU 17-12:** Jeremy Cummings (Lonny Tunks). To review a gunsmithing business in a Planned Unit Development in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot 1, Block 3, Prairiefire Subdivision, Section 26, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend to end Minor Planned Unit Development Amendment /PU 17-12.

END OF CONSENT AGENDA

13. **CONDITIONAL USE PERMIT / CU 22-53:** Bernard Burrows. To allow a Home Occupation for internet firearm sales on the subject property in accordance with Sections 204, 205, and 510 of the Pennington County Zoning Ordinance.

Lot Q of Mountain Park Placer MS 1230, Section 8, T1S, R6E, BHM, Pennington County, South Dakota.

14. **CONDITIONAL USE PERMIT / CU 22-52:** Chris and Christina Fellerman. To allow a Vacation Home Rental in an Agriculture District in accordance with Sections 205, 319, and 519 of the Pennington County Zoning Ordinance.

Lot B of Lot 1, Merchen Addition #2, Section 21, T2N, R6E, BHM, Pennington County, South Dakota.

15. REZONE / RZ 22-32: Shirley Brownell and Robert Brownell; KTM Design Solutions - Agent. To rezone 9.78 acres from Agriculture District to Rural Residential District in accordance with Sections 205, 207, and 508 of the Pennington County Zoning Ordinance.

The East 645.80 feet of the N1/2SE1/4NE1/4 of Section 22, T1S, R6E, BHM, Pennington County, South Dakota.

16. REZONE / RZ 22-31: Argyle Properties, LLC; Anita Lee; Jim Peterson - Agent. To rezone 13.55 acres from Agriculture District to Ranchette District in accordance with Sections 205, 206, and 508 of the Pennington County Zoning Ordinance.

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

17. PLANNED UNIT DEVELOPMENT OVERLAY / PU 22-17: David Allard. To allow a Planned Unit Development Overlay for a mixed-use structure, a mobile home park, and a multiple-family dwelling in a Commercial District in accordance with Sections 211, 216, 303, 304 and 305 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.

18. SECTION 319 VACATION HOME RENTAL – PROPOSED ORDINANCE AMENDMENT – TO SCHEDULE A SPECIAL MEETING.

19. EXECUTIVE SESSION PER SDCL 1-25-2

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

20. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the December 12, 2022, meeting.

21. ITEMS FROM THE PUBLIC

22. ITEMS FROM THE STAFF

A. Building Permit Report.

23. ITEMS FROM THE MEMBERSHIP

24. 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.