

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
January 25, 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 February 2, 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 JANUARY 11, 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 16-43:** Stephen and Kristine Gullikson. To review a home occupation to allow for an internet firearm sales and distribution business on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

W1/2N1/2S1/2SE1/4SW1/4, Section 15, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-43 with conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 18-47:** Kevin and Crystal McKinstry. To review an accessory structure, shed, prior to a principle structure in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 20, Block 1, Mesa View Estates Subdivision #1, Section 12, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 18-47 with the applicants' concurrence.

5. **CONDITIONAL USE PERMIT REVIEW / CU 19-27:** Marilyn and Greg Bolt. To review an existing single-family residence to be used as a Bed and Breakfast in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 7, Back Road Subdivision, Section 22, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 19-27 to the February 22, 2021, Planning Commission meeting to allow the applicants time to work with the Planning Department regarding Staff's concerns.

6. **CONDITIONAL USE PERMIT REVIEW / CU 19-34:** Lloyd and Pamala LaCroix. 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 1-B, Elkhorn Mountain View Estates, Section 32, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 19-34 with conditions.

7. **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.

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

To recommend to continue the review of Planned Unit Development / PU 16-03 to no later than the September 20, 2021, Planning Commission meeting to allow the applicants time submit a Major Planned Unit Development Amendment or meet the current Conditions of Approval, specifically Condition #28.

END OF CONSENT AGENDA

8. VACATION OF RIGHT-OF-WAY / VR 20-03: Jessica Hessler – 7 Wonders, LLC; Fisk Land Surveying – Agent. To vacate a portion of the Right-of-Way adjoining Lots 1, 2, and 7 of Replatted Lots 7 and 8 of Clear Creek Placer MS 1184 in accordance with the Pennington County Zoning Ordinance.

Portion of Right-of-Way adjoining Lots 1, 2, and 7 of Replatted Lots 7 and 8 of Clear Creek Placer MS 1184 in accordance with the Pennington County Zoning Ordinance.

9. LAYOUT PLAN / LPL 20-47: Jessica Hessler – 7 Wonders, LLC; Fisk Land Surveying – Agent. To combine two lots to create Lot 1R of Lots 7 and 8 of Clear Creek Placer MS 1184 in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 1 and Lot 2 of Lots 7 and 8 of Clear Creek Placer MS 1184, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1R of Lots 7 and 8 of Clear Creek Placer MS 1184, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

10. REZONE / RZ 20-08 AND COMPREHENSIVE PLAN AMENDMENT / CA 20-06: Jessica Hessler – 7 Wonders, LLC; Fisk Land Surveying – Agent. To rezone 1.01 acres from General Agriculture District (minimum 40 acre lot size) to Suburban Residential District (minimum 20,000 square foot lot size) and to amend the Comprehensive Plan to change the Future Land Use from Rural Residential District (minimum 3 acre lot size) to Suburban Residential District (minimum 6,500 square foot lot size) in accordance with Sections 205, 208, and 508 of the Pennington County Zoning Ordinance.

Lots 1 and 2 of Lots 7 and 8 of Clear Creek Placer MS 1184, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

11. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the January 11, 2020, Planning Commission meeting.

12. ITEMS FROM THE PUBLIC

13. ITEMS FROM THE STAFF

A. Planning Commission – Compensation Rates.

14. ITEMS FROM THE MEMBERSHIP

15. 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.