

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
February 8, 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 16, 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@penmco.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 25, 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 13-24:** Dutch and Cerise VanLuven. To review the transfer of a Vacation Home Rental in a General Agriculture District in accordance with Sections 205, 319, and 510 of the Pennington County Zoning Ordinance.

PT Sherman Placer #821 Lot A, Sherman Placer MS 821, Section 30, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 13-24 with the applicant's concurrence.

4. **CONDITIONAL USE PERMIT REVIEW / CU 17-01:** Albert and Sarah Sutton. To review a Recreation Resort Area on the subject property to include six seasonal cabin rentals and the existing single-family residence to be used as the manager's residence in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Tract A, Circle B Ranch Subdivision, Section 28, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 17-01 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 20-01:** RCS Construction / RC Scull. To review a contractor's equipment storage yard on the subject property in a General Agriculture District and Limited Agriculture District in accordance with Sections 205, 206, and 510 of the Pennington County Zoning Ordinance.

N1/2 Less ROW, Less Tract in NW1/4NW1/4, Less Lot H1 in SE1/4NE1/4, and Less Lot H1 in NE1/4NE1/4, Section 16, T2N, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 20-01 with conditions.

END OF CONSENT AGENDA

6. **MINOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 21-01:** The Storage Place/Chris Hamm. To amend an existing Planned Unit Development to reduce the setback of the interior lot line between the subject properties from 8 feet to 6 feet in accordance with Section 213 of the Pennington County Zoning Ordinance.

That PT of W1/2NE1/4SE1/4 lying S of Portrush Road That Lies Outside the City of Rapid City Corporate Boundaries Less Red Rock Estate and Less ROW and That PT of E1/2NE1/4SE1/4 lying Outside the City of Rapid City Corporate Boundaries Less ROW; Section 29, T1N, R7E, BHM, Pennington County, South Dakota.

7. **CONDITIONAL USE PERMIT / CU 21-02:** Thorn Kinetic Systems; Robert Espinosa. To allow a home occupation, a home-based firearms business, on the subject property in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 3, Block 4, Pine Cliff Subdivision, Section 31, T2N, R6E, BHM, Pennington County, South Dakota.

8. **CONDITIONAL USE PERMIT / CU 21-02:** In-Rut Rifles, Inc.; Mark Lembke. To allow a home occupation, a home-based firearms business, on the subject property in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 3, Sun Country Estates, Section 26, T1S, R6E, BHM, Pennington County, South Dakota.

9. **PRELIMINARY PLAT / MPL 21-01:** David and LuAnn Hintz. To combine lots to create Lot 1R, Block 11, The Ranch at Black Gap in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 1 and Lot 2, Block 11, The Ranch at Black Gap, Section 9, T1S, R8E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1R, Block 11, The Ranch at Black Gap, Section 9, T1S, R8E, BHM, Pennington County, South Dakota.

10. LAYOUT PLAN / LPL 21-04: Bonni Johannsen; Johannsen Family Trust. To subdivide and create Lots 1 and 2 of BJFT Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot D of Gov't Lot 9 and of NE1/4SW1/4 Section 13, T1S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 1 and 2 of BJFT Subdivision, Section 13, T1S, R6E, BHM, Pennington County, South Dakota.

11. LAYOUT PLAN / LPL 21-04: TDG Real Estate, Mike Gennaro. To subdivide and create Glendale #1 Tract A and Glendale #1 Tract B of Glendale Lode #1 MS 1111 in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: All, Glendale #1 Lode MS 1111, Section 14, T2S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Glendale #1 Tract A and Glendale #1 Tract B of Glendale Lode #1 MS 1111, Section 14, T2S, R6E, BHM, Pennington County, South Dakota.

12. PRELIMINARY PLAT / PPL 21-01: Ron and Susan Johnson. To subdivide and create Lot 1-R2 of Jones Ranch Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 1R of Jones Ranch Subdivision and SE1/4 Less 9.93 AC in SE1/4 and Less Jones Ranch Subdivision and Less Caputa Community Cemetery and Less Dedicated ROW, Section 36, T1N, R9E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1-R2 of Jones Ranch Subdivision, and a portion of the SW1/4 of SE1/4, Section 36, T1N, R9E, BHM, Pennington County, South Dakota.

13. REZONE / RZ 21-01: Ron and Susan Johnson. To rezone 10.473 acres from Low Density Residential District and General Agriculture District to Limited Agriculture District in accordance with Sections 205, 206, 207, and 508 of the Pennington County Zoning Ordinance.

Metes and bounds description more fully described as follows: Commencing at the northwesterly corner of Lot 1-R of Jones Ranch subdivision, and the point of beginning. Thence, first course: N 89°56'58" E, along the northerly boundary of said Lot 1-R, a distance of 609.94 feet, to the northeasterly corner of said Lot 1-R; Thence, second course: S 00°01'10" E, along the easterly boundary of said Lot 1-R, a distance of 117.09 feet; Thence, third course: N 89°56'22" E, a distance of 394.64 feet, to the northwesterly corner of Lot 3 of Jones Ranch Subdivision; Thence, fourth course: S 00°03'38" E, along westerly boundary of said Lot 3, a distance of 383.04 feet, to the southwesterly corner of said Lot 3, common to a point on the northerly edge of said Dawkins Road right-of-way; Thence, fifth course: S 89°56'08" W, along the northerly edge of said Dawkins Road right-of-way, a distance of 394.91 feet, to the southeasterly corner of said Lot 1-R; Thence, sixth course: S 89°57'57" W, along the southerly boundary of said Lot 1-R, common to the northerly edge of said Dawkins Road right-of-way, a distance of 609.86

feet, to the southwesterly corner of said Lot 1-R, common to a point on the easterly edge of Caputa Loop right-of-way; Thence, seventh course: N 00°01'44" W, along the westerly boundary of said Lot 1-R, common to the easterly edge of said Caputa Loop right-of-way, a distance of 499.98 feet, to the said Point of Beginning. Said Parcel contains 10.473 acres more or less, Section 36, T1N, R9E, BHM, Pennington County, South Dakota.

14. LAYOUT PLAN / LPL 21-02: Lyndon Bolt; GL Development Co., LLC. To subdivide and create Lots 1 through 6 of Elkhorn Estates in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Hare Lippa Tract (aka Pt of Lot 1; Parcel 1 of Lot 4 Less Right-of-Way; and Parcel 3 of Lot 3 Less Right-of-Way, Sections 2 and 3, T2S, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 1 through 6 of Elkhorn Estates, Sections 2 and 3, T2S, R5E, BHM, Pennington County, South Dakota.

15. COUNTY BOARD REPORT
The Board of Commissioners concurred with the Planning Commission's recommendations from the January 25, 2020, Planning Commission meeting.

16. ITEMS FROM THE PUBLIC

17. ITEMS FROM THE STAFF

A. Building Permit Report.

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.