

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
February 13, 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 21, 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@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 23, 2023, 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 11-02:** Jeff DeVeny. To review an internally illuminated, on-premise sign within 1,500 feet of a residential zoning district/dwelling unit in a Highway Service District in accordance with Sections 212, 312, and 510 of the Pennington County Zoning Ordinance.

Lot 3 of Lot D, Murray Subdivision, Section 21, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 11-02 with conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 16-18:** Richard and Susan Raposa. To review a Vacation Home Rental in a Rural Residential District in accordance with Sections 207, 319, and 510 of the Pennington County Zoning Ordinance.

Lot A Revised of Lot 15, Stratmeyer Addition, Section 14, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-18 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 16-39:** Troxel Properties, LLC; Pam Troxel. To review a Vacation Home Rental in a Rural Residential District in accordance with Sections 207, 319, and 510 of the Pennington County Zoning Ordinance.

Lot B of NW1/4NE1/4 and 1/2 Vac Rd Adj to said Lot, Section 16, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-39 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 17-48:** Fred and Michelle Prien. To review a Vacation Home Rental in an Agriculture District in accordance with Sections 205, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 12 less E100 feet and all of 13; 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 17-48 with conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 18-09:** Scott and Christine Grierson. To review a Recreational Vehicle to be used as temporary living quarters on the subject property (Lot 6) while building a single-family residence on Lot 5 in an Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Lot 6, Block 3, Pactola Estates, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 18-09 with conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CU 18-18:** Reel Simple, LLC / Randy Dowdy. To review a rental home park on the subject property to include seven (7) existing mobile home rental units and to allow an additional seven (7) rental units, which would include mobile homes and/or governor's homes, and to also allow a caretaker/manager's residence and shop building on the subject property in a Suburban Residential District in accordance with Sections 209, 305, and 510 of the Pennington County Zoning Ordinance.

W1/2W1/2SE1/4SW1/4, Section 17, T2N, R8E, BHM, Pennington County, South Dakota.

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

9. **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.

(Continued from the January 23, 2023, Planning Commission meeting.)

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

10. **CONDITIONAL USE PERMIT REVIEW / CU 21-46:** Jeff DeVeney. To review an off-premise sign to be located on the subject property in a Highway Service District in accordance with Sections 212, 312, and 510 of the Pennington County Zoning Ordinance.

Lot 3 of Lot D, Murray Subdivision, Section 21, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 21-46 with conditions.

11. **PLANNED UNIT DEVELOPMENT OVERLAY REVIEW / PU 22-06:** Katie Smirnova and Brett Walfish. To review a Planned Unit Development Overlay for a single-family residence to be used as a music school and a Bed and Breakfast, to include accessory structures in accordance with Section 216 of the Pennington County Zoning Ordinance.

Lot C2, Brassfield Subdivision, Section 28, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Planned Unit Development Overlay / PU 22-06 with conditions.

END OF CONSENT AGENDA

12. **CONDITIONAL USE PERMIT / CU 23-02:** Joseph Meixell; Jerry Peterson - Agent. To live in the existing modular mobile home while building 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.

E528 feet of SW1/4SW1/4, Section 29, T1S, R7E, BHM, Pennington County, South Dakota.

13. PLANNED UNIT DEVELOPMENT OVERLAY / PU 23-01: John and Emily Rowe. To allow a Planned Unit Development Overlay for a Specialty Resort in accordance with Section 216 of the Pennington County Zoning Ordinance.

PT Ray Smith Placer MS 995 S of Highway of Ray Smith Placer MS 995, Section 15, T1S, R4E, BHM, Pennington County, South Dakota.

14. CONDITIONAL USE PERMIT / CU 23-01: Cal SD, LLC / Tina Roberts. To allow a multiple-family dwelling in an Agriculture District in accordance with Sections 205, 303, and 510 of the Pennington County Zoning Ordinance.

Lot B, Block 4, Spring Canyon Estates, Section 5, T1S, R7E, BHM, Pennington County, South Dakota.

15. MAJOR PLANNED UNIT DEVELOPMENT OVERLAY AMENDMENT / PU 23-02: Katie Smirnova and Brett Walfish. To amend an existing Planned Unit Development Overlay to allow a single-family residence to be used as a music school and a Bed and Breakfast, to include accessory structures in accordance with Section 216 of the Pennington County Zoning Ordinance.

Lot C2, Brassfield Subdivision, Section 28, T1S, R6E, BHM, Pennington County, South Dakota.

16. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the January 23, 2023, meeting.

17. ITEMS FROM THE PUBLIC

18. ITEMS FROM THE STAFF

A. Special PC Meeting – February 15, 2023, at 4 p.m.

19. ITEMS FROM THE MEMBERSHIP

20. 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.