

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
February 22, 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 March 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@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 FEBRUARY 8, 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 14-12:** Penelope Cox. To review a single-wide mobile home as a permanent residence in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot E-F of Lot 1 of Lot L of E1/2SE1/4, Section 9, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 14-12 with conditions.

4. **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.

(Continued from the January 25, 2021, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 19-27 with conditions.

END OF CONSENT AGENDA

5. CONDITIONAL USE PERMIT / CU 21-03: Rodney and Theresa Cassidy. To allow a Guest House on the subject property in a Low Density Residential District in accordance with Sections 207, 318, and 510 of the Pennington County Zoning Ordinance.

Lot 5, Block 3, Forest Homes Development, Section 6, T1N, R6E, BHM, Pennington County, South Dakota.

6. CONDITIONAL USE PERMIT / CU 21-05: David Spear; Fisk Land Surveying - Agent. To allow an accessory structure (garage) prior to a primary structure on the subject property in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot A of Lots 1 and 2, Section 3, T2S, R5E, BHM, Pennington County, South Dakota.

7. MINOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 21-02: Little Guys, LLC/Ben Brink. To amend an existing Planned Unit Development to reduce the front yard setback from 25 feet to a zero (0) foot setback and to reduce the side yard setback from 10 feet to a zero (0) foot setback to construct a garage/maintenance building on the subject property in accordance with Section 213 of the Pennington County Zoning Ordinance.

Less Lot H1 – Lot H6 and Less Beckman Sub. #2, State Lode MS 1533, Section 5, T2S, R6E, BHM, Pennington County, South Dakota.

8. VACATION OF PLAT / VP 21-01: Neugebauer Brothers Dairy; Stanley Neugebauer. To vacate the plat of Lots 2, 4, 6, 8 and 10 of Lots 1 through 10 in Section 8, T2S, R8E, BHM, Pennington County, South Dakota.

Lots 2, 4, 6, 8 and 10 of Lots 1 through 10 in Section 8, T2S, R8E, BHM, Pennington County, South Dakota.

9. PRELIMINARY PLAT / PPL 21-06: Grandview Land, LLC (Dan Lewis); Gordon Howie. To create Lot 2 of Block 2 and Lot 1 and Lot 2 of Block 3 and Lot 7 through Lot 10 of Block 3 of Cedar Gulch No. 2 Subdivision and dedicated Right-of-Way in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Balance of Tract A, Cedar Gulch #2 Subdivision, Section 32, T1N, R9E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 2 of Block 2 and Lot 1 and Lot 2 of Block 3 and Lot 7 through Lot 10 of Block 3 of Cedar Gulch No. 2 Subdivision and dedicated Right-of-Way, Cedar Gulch #2 Subdivision, Section 32, T1N, R9E, BHM, Pennington County, South Dakota.

10. PLANNED UNIT DEVELOPMENT (OVERLAY) / PU 21-03: Yardley and Co., Inc.; Shelby Woodland. To rezone 40 acres from General Agriculture District to a Planned Unit Development (Overlay District) to allow for a seasonal event venue / specialty resort on the subject property in accordance with Sections 205, 213, and 508 of the Pennington County Zoning Ordinance.

SE1/4SW1/4, Section 21, T2N, R17E, BHM, Pennington County, South Dakota.

11. CONDITIONAL USE PERMIT / CU 21-04: Cole or Renae Foster. To utilize existing living quarters above a garage to allow for a Bed and Breakfast on the subject property in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

E200 ft of N947 ft of E1/2SW1/4NE1/4; S373 ft of SE1/4SW1/4NE1/4, Section 32, T1S, R7E, BHM, Pennington County, South Dakota.

12. COUNTY BOARD REPORT
The Board of Commissioners concurred with the Planning Commission's recommendations from the February 8, 2020, Planning Commission meeting.

13. ITEMS FROM THE PUBLIC

14. ITEMS FROM THE STAFF

15. ITEMS FROM THE MEMBERSHIP

16. 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.