

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
March 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 March 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@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 FEBRUARY 22, 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 14-07:** Josh Bruning. To review an illuminated, on-premise sign within 1,500 feet of a residential zoning district / dwelling unit in a Highway Service District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

Lot C of Lot 1 less Lot 1 of Lot C of Lot 1 and less right-of-way, Rohrer Subdivision, Section 29, T1N, R7E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 14-07 with the applicant's concurrence.

4. **CONDITIONAL USE PERMIT REVIEW / CU 18-38:** Daniel Johnson, Highmark Properties, LLC. To review a Specialty Resort in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Lot A of Lot 1 less of Highway 385, Walker Placer MS 551, Section 12, T2S, R4E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 18-38 with conditions.

5. **MINOR PLAT / MPL 21-08:** David Spear; Fisk Land Surveying – Agent. To subdivide and create Lots 1 and 2 of Grindstone Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

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

PROPOSED LEGAL: Lots 1 and 2 of Grindstone Subdivision, Section 3, T2S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Minor Plat / MPL 21-08 with conditions.

6. **MINOR PLAT / MPL 21-09:** Cory Brown; Fisk Land Surveying – Agent. To create Tracts 17R and 78R of Rushmore Ranch Estates Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Tract 17 and Tract 78 of Rushmore Ranch Estates, Section 17, T2S, R7E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Tract 17R and Tract 78R of Rushmore Ranch Estates, Section 17, T2S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Minor Plat / MPL 21-09 with conditions.

END OF CONSENT AGENDA

7. **LAYOUT PLAN / LPL 21-07:** Davis Homestead Reserve; David Stone – Agent. To create Lot B of Guy Davis Homestead in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Tract 1 (also in Section 14) of Guy Davis Homestead and S12NE1/4; GL 2-4 Less Lot A of GL 4; SE1/4 all located in Section 11, T6N, R17E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot B of Guy Davis Homestead, Section 11, T6N, R17E, BHM, Pennington County, South Dakota.

8. **CONDITIONAL USE PERMIT / CU 21-06:** Clyde and Dianne Graumann. To allow a garage prior to a principle structure in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 6, Carlin Subdivision, Section 11, T1N, R8E, BHM, Pennington County, South Dakota.

9. CONDITIONAL USE PERMIT AMENDMENT / CU 21-07: Robert and Verna Young. To amend an existing Conditional Use Permit to reduce the setback between structures from 10 feet to 6 feet on property located at 4187 and 4199 Elkhorn Lane in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

NW1/4NE1/4, Section 20, T2N, R8E, BHM, Pennington County, South Dakota.

10. CONDITIONAL USE PERMIT / CU 21-08 Joseph Wright. To allow a Vacation Home Rental in a Suburban Residential District in accordance with Sections 208, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 11, Block E, Edelweiss Mountain Development, Section 20, T1N, R5E, BHM, Pennington County, South Dakota.

11. VACATION OF PLAT / VP 21-02: Allen and Tamera Schmidt. To vacate notes on Lot 4, Block 1 of Mountain Meadows Subdivision in Section 17, T2S, R7E.

Lot 4, Block 1, Mountain Meadows Subdivision, Section 17, T2S, R7E, BHM, Pennington County, South Dakota.

12. COMPREHENSIVE PLAN AMENDMENT / CA 20-04: David Grover. To amend the Comprehensive Plan to change the Future Land Use from Low Density Residential / Rural Residential District and Open Space District to Ranchette Residential District in accordance with Section 508 of the Pennington County Zoning Ordinance.

Tract B of HES #303 Less Tract Drew and GL Less Buzmar Subdivision, Less Tract Dean, Less Tract Drew and Less ROW, all located in Section 32, T1S, R5E, BHM, Pennington County, South Dakota.

(Continued from the January 11, 2021, Planning Commission meeting.)

13. REZONE / RZ 20-06: David Grover. To rezone 69.84 acres from General Agriculture District to Ranchette Residential District in accordance with Sections 205 and 508 of the Pennington County Zoning Ordinance.

Tract B of HES #303 Less Tract Drew; Tract A of HES #303 Less Buzmar Subdivision, Less Tract Dean, Less Tract Drew, and Less ROW; and GL Less Buzmar Subdivision, Less Tract Dean, Less Tract Drew and Less ROW, all located in Section 32, T1S, R5E, BHM, Pennington County, South Dakota.

(Continued from the January 11, 2021, Planning Commission meeting.)

14. MINOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 21-04: Rockerville Gold Town, LLC (Pat Hall). To amend an existing Planned Unit Development to reduce the setback from 25 feet to 5 feet to allow a water treatment structure and pump facility on the subject property in accordance with Section 213 of the Pennington County Zoning Ordinance.

E1/2SE1/4SE1/4 South of Highway 16 Westbound Less ROW; Section 14, T1S, R6E, BHM, Pennington County, South Dakota.

15. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the February 22, 2021, Planning Commission meeting.

16. ITEMS FROM THE PUBLIC

17. ITEMS FROM THE STAFF

A. Building Permit Report.

B. Assistant Environmental Planner & Building Inspector – Update.

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.