

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**March 11, 2024 @ 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 19, 2024, 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](mailto:plz@penngo.org) or by mail to the attention of the Pennington County Planning Department, P.O. Box 6160, Rapid City, SD 57709, 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 26, 2024, MINUTES
2. APPROVAL OF THE AGENDA
3. APPROVAL OF THE CONSENT 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.

4. **CONDITIONAL USE PERMIT REVIEW / CUR 22-19**: Steven and Janae Bell. To review an accessory dwelling unit to be located in a garage on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

That Portion of Lot C of HES #201 lying in the NE1/4, in the E1/2NW1/4NW1/4SE1/4 and in the NE1/4NW1/4SE1/4 of HES #201, Section 12, T2S, R3E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 22-19 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CUR 22-35**: Jeff and Leah Lick. To review living in a mobile home while building a single-family residence on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

SW1/4NW1/4, Section 13, T2N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 22-35 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CUR 23-06:** Black Hills Church of Christ. To review an illuminated, on-premise sign within 1,500 feet of a residential zoning district/dwelling unit on the subject property in a Highway Service District in accordance with the Pennington County Zoning Ordinance.

Lot A, Varilek Subdivision, Section 7, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 23-06 with conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CUR 23-38:** Peaceful Valley Hideaway; William and Valerie Landis. To review a Vacation Home Rental in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot C of Lot 2, New York Subdivision, Section 24, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 23-38 with conditions.

8. **MINOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PUR 14-05:** Joni Peterson. To review the existing Trailwood Planned Unit Development to allow a home occupation, a salon business in the basement of the residence, on the subject property in accordance with the Pennington County Zoning Ordinance.

Lot 17, Block 21, Trailwood Village, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend to end Minor Planned Unit Development Amendment Review / PUR 14-05, as the use is no longer needed.

9. **MINING PERMIT REVIEW / MP 23-01:** Western Construction. To review an aggregate mining operation in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

S1/2, Section 25, T3N, R14E, BHM, Pennington County, South Dakota.

To recommend approval of Mining Permit Review / MP 23-01 with conditions.

#### **END OF CONSENT AGENDA**

10. **ROAD NAMING:** Brian Barber. To name 4,225 feet of road in a proposed 66-foot-wide access and utility easement that provides access to properties located in Section 5, T2S, R9E, and in Section 32, T1S, R9E, BHM, Pennington County, South Dakota, to John Wayne Trail.

11. ROAD NAMING: Brian Barber. To name 1,300 feet then north for approximately 1,500 feet of road in a proposed 66-foot-wide access and utility easement that provides access to properties located in Section 5, T2S, R9E, and in Section 32, T1S, R9E, BHM, Pennington County, South Dakota, to Clint Eastwood Trail.

12. REZONE / CORZ 24-0004: Lynn and Jodi Jensen. To rezone from Agriculture District to Ranchette District in accordance with the Pennington County Zoning Ordinance.

Those portions of the Nebraska Placer MS 676 lying East and West of Silver Creek Road and north of Rochford Road, Sections 13 and 24, T2N, R3E, BHM, Pennington County, South Dakota.

13. PLANNED UNIT DEVELOPMENT OVERLAY / COPU 24-0001: Michael Vallone; Provallone, LLC. To allow a Specialty Resort on the subject property in a Highway Service District and Agriculture District in accordance with the Pennington County Zoning Ordinance.

PT NE1/4SE1/4 E of Highway, Section 34, T1N, R7E, BHM, Pennington County, South Dakota.

14. MINOR PLAN / COMPL 24-0001: Adam and Sharon Holte Weaver; Sarah Tschetter – Agent. To subdivide and create Lots A and B of Lot 4 of Strato Rim Estates Subdivision.

EXISTING LEGAL: Lot 4, Strato Rim Estates, Section 7, T1S, R7E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots A and B of Lot 4 of Strato Rim Estates Subdivision, Section 7, T1S, R7E, BHM, Pennington County, South Dakota.

15. CONDITIONAL USE PERMIT / COCU 24-0005: Dan and Joan Pomeranke; Wade Reynolds – Agent. To allow a multiple-family dwelling on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

SW1/4SE1/4NE1/4, Section 5, T2S, R9E, BHM, Pennington County, South Dakota.

(Continued from the February 26, 2024, Planning Commission meeting.)

16. CONDITIONAL USE PERMIT / COCU 24-0003: Sam Crittenden. To allow a contractor’s equipment storage yard on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

The S1/2SW1/4, SE1/4, Less ROW, Section 26, T1N, R8E, BHM, Pennington County, South Dakota.

(Continued from the February 26, 2024, Planning Commission meeting.)

17. EXECUTIVE SESSION.

18. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the February 26, 2024, Planning Commission meeting.

19. ITEMS FROM THE PUBLIC

20. ITEMS FROM THE STAFF

A. Building Permit Report.

21. ITEMS FROM THE MEMBERSHIP

22. 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.**