

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
March 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 March 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@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 27, 2023, MINUTES
2. APPROVAL OF THE MARCH 8, 2023, MINUTES
3. 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.

4. **CONDITIONAL USE PERMIT REVIEW / CU 10-04:** Deep Creek Outfitters; Matt Eisenbraun – Agent. To review a home occupation, a gunsmithing business, in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

NE1/4, S1/2NW1/4, and SW1/4, Section 9, T4N, R16E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 10-04 to the April 24, 2023, Planning Commission meeting in order for the applicant to obtain a Building Permit.

5. **CONDITIONAL USE PERMIT REVIEW / CU 12-28:** Albert and Rita Chapman. To review a Vacation Home Rental in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lots 9-12, Block 3, Silver City, Section 31, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 12-28 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 12-29:** Albert and Rita Chapman. To review a Vacation Home Rental in a Suburban Residential District in accordance with Sections 208, 319, and 510 of the Pennington County Zoning Ordinance.

Lots 5-10, Block 2, Silver City, Section 31, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 12-29 with conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 15-29:** Jim or Mary Scull. To review a cabin to be used as a ranch hand's residence in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

S1/2NE1/4; E1/2SE1/4, Section 9, T2S, R4E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 15-29 with conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CU 21-71:** Greg Helgeson. To review living in a 12' x 56' trailer, while building living quarters in the existing shop building in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

W1/2NE1/4NE1/4 (aka W1/2 GL 1), Section 5, T2S, R7E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 21-71 to the April 24, 2023, Planning Commission meeting in order for the applicant to obtain a Building Permit.

9. **CONDITIONAL USE PERMIT REVIEW / CU 22-48:** Argyle Properties, LLC; Anita Lee. To review a Vacation Home Rental in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Lot 5, Baumgartner Subdivision, Section 25, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 22-48 with conditions.

END OF CONSENT AGENDA

10. CONDITIONAL USE PERMIT / CU 23-06: Black Hills Church of Christ; Tim Renfro - Agent. To allow an illuminated, on-premise sign within 1,500 feet of a residential zoning district/dwelling unit on the subject property in accordance with the Pennington County Zoning Ordinance.

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

11. CONDITIONAL USE PERMIT / CU 23-04: Robert Rees and Colby Rees. To live in a Recreational Vehicle while building a single-family residence on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

NW1/4NW1/4, Section 24, T1S, R9E, BHM, Pennington County, South Dakota.

(Continued from the February 27, 2023, Planning Commission meeting.)

12. COMPREHENSIVE PLAN AMENDMENT / CA 23-01: Jamie Gerlach. To amend the Comprehensive Plan to change the Future Land Use from Rural Residential District to Low Density Residential District in accordance with the Pennington County Zoning Ordinance.

Tract C Less Lot H1, Boland Placer Subdivision, Section 2, T1S, R6E, BHM, Pennington County, South Dakota.

(Continued from the February 27, 2023, Planning Commission meeting.)

13. REZONE / RZ 23-01: Jamie Gerlach. To rezone from Agriculture District to Low Density Residential District in accordance with the Pennington County Zoning Ordinance.

Tract C Less Lot H1, Boland Placer Subdivision, Section 2, T1S, R6E, BHM, Pennington County, South Dakota.

14. REZONE / RZ 23-02: Marjorie Helgeson; Davis Engineering - Agent. To rezone from Agriculture District to Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Commencing at the Northeast Corner of Lot 3 of the SE1/4 of the SW1/4 of Section 3, Township 1 South, Range 6 East of the Black Hills Meridian, which is the True Point of Beginning, Point No. 1; Thence N 89°52'30" W - a distance of 139.21 feet to Point No. 2; Thence N 44°04'00" W - a distance of 236.88 feet to Point No. 3; Thence N 11°09'07" E - a distance of 35.51 feet to Point No. 4; Thence S 47°38'07" E - a distance of 49.50 feet to Point No. 5; Thence Southeasterly along a curve with a Chord Bearing of S 68°38'20" E, a Chord distance of 86.02 feet, a Radius of 120.00 feet, and a curve length of 87.98 feet to Point No 6; Thence S 89°38'33" E - a distance of 49.57 feet to Point No. 7; Thence N 75°06'18" E - a distance of 63.08 feet to Point No. 8; Thence S 37°57'31" W - a distance of 80.82 feet to Point No. 9; Thence S 52°10'39" E - a distance of 151.39 feet to the True Point of Beginning, Point No. 1; containing 0.494 acres "more or less", located in the SE1/4 of SW1/4 of Section 3, T1S, R6E, BHM, Pennington County, South Dakota.

15. VACATION OF PLAT / VP 23-01: Pete Lien and Sons. To vacate Lot L located in the S1/2SE1/4 and SE1/4SW1/4 of Section 21 and the N1/2NE1/4 and NE1/4NW1/4 of Section 28, all located in T2N, R7E, BHM, Pennington County, South Dakota.

EXISTING LEGAL: SE1/4SE1/4 Including PT Lot 1, Less Lien Industrial Park #2, Less Lot 1, Less Lots H3 and H4 and Less Hwy; Vacated PT of Universal Dr. located Adj to said SE1/4SE1/4, Section 21, T2N, R7E; PT N1/2NE1/4 Including Lot L; PT SE1/4NE1/4 Less Lot H1; PT NE1/4SE1/4 (All E of RR), Section 28, T2N, R7E; That Portion of NW1/4NE1/4 Lying W of RR ROW Including Lot L; E1/2NE1/4NW1/4 Including Lot L, Less Lot F of Cement Plant Addition, Section 28, T2N, R7E; and That Pt of Unplatted Balance Lying S and W of Universal Drive Including Pt of Lot L and Lot AB1 of SW1/4SW1/4, Less SE1/4SE1/4, Less RR ROW; Lot 1 of NW1/4SE1/4 and of NE1/4SW1/4 in Section 21, T2N, R7E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: SE1/4SE1/4, Less Lien Industrial Park #2, Less Lot 1, Less Lots H3 and H4 and Less Hwy; Vacated PT of Universal Dr. located Adj to said SE1/4SE1/4, Section 21, T2N, R7E; PT N1/2NE1/4; PT SE1/4NE1/4 Less Lot H1; PT NE1/4SE1/4 (All E of RR), Section 28, T2N, R7E; That Portion of NW1/4NE1/4 Lying W of RR ROW; E1/2NE1/4NW1/4, Less Lot F of Cement Plant Addition, Section 28, T2N, R7E; and That Pt of Unplatted Balance Lying S and W of Universal Drive and Lot AB1 of SW1/4SW1/4, Less SE1/4SE1/4, Less RR ROW; Lot 1 of NW1/4SE1/4 and of NE1/4SW1/4 in Section 21, T2N, R7E, BHM, Pennington County, South Dakota.

16. CONDITIONAL USE PERMIT AMENDMENT / CU 15-09: Reno Gulch, LLC; Darren Raines and Zeb Raines. To amend an existing Conditional Use Permit to add two commercial storage units to the subject property in a Highway Service District in accordance with the Pennington County Zoning Ordinance.

Lot 2 of Lot B of Lot 4 (also in Section 36, T1S, R4E), Iowa Placer MS 636, Section 1, T2S, R4E, BHM, Pennington County, South Dakota.

(Continued from the February 27, 2023, Planning Commission meeting.)

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

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

(Continued from the February 27, 2023, Planning Commission meeting.)

18. COUNTY BOARD REPORT
The Board of Commissioners concurred with the Planning Commission's recommendations from the February 27, 2023, meeting.

19. ITEMS FROM THE PUBLIC

20. ITEMS FROM THE STAFF

A. Building Permit Report.

21. ITEMS FROM THE MEMBERSHIP

A. Special PC Meeting – March 29, 2023, at 4 p.m. .

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.