

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**March 27, 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 April 4, 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](mailto: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 MARCH 13, 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 71-04:** David Allard. To review a mobile home park in a Commercial District in accordance with the Pennington County Zoning Ordinance.

Lot 1 of Lot D of SW1/4SE1/4 and RR Right-of-Way Across Lot 1, Subdivision of Section 31, 2N-6E, Section 31, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 71-04 with the applicant's concurrence, as it is no longer needed.

4. **CONDITIONAL USE PERMIT REVIEW / CU 18-22:** Hay Yard Hills, LLC; Rodney Sather. To review a Vacation Home Rental in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Tract A of Lot 1, Harrington Subdivision, Section 19, T2S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 18-22 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 18-39:** Michael Busetti. To review a Vacation Home Rental in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 5, Gold Mountain Subdivision, Section 14, T1S, R4E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 18-39 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 21-11:** Travis Crisman; Theodore Crisman - Owner. To review a 12' x 60' single-wide mobile home in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Also in Section 32 (T1S, R4E), HES 306, Section 5, T2S, R4E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 21-11 with the applicant's concurrence, as it is no longer needed.

7. **CONDITIONAL USE PERMIT REVIEW / CU 21-67:** Kelley and Kasey Kurtz. To live in a double-wide mobile home, while building a single-family residence on the subject property and then the double-wide mobile home will be removed from the property in accordance with the Pennington County Zoning Ordinance.

Lot 10, Collins Addition, Section 20, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 21-67 with conditions.

8. **CONDITIONAL USE PERMIT AMENDMENT REVIEW / CU 22-06:** Kent and Kim Disse. To review a gunsmithing business to allow for the buying and selling of new and used firearms in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot C of Lot 3 of Tract 1, Tigerville Subdivision, Section 9, T1S, R4E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit Amendment / CU 22-06 with conditions.

**END OF CONSENT AGENDA**

9. CONDITIONAL USE PERMIT / CU 23-07: David and Angela Roland. To allow a multiple-family dwelling in a Rural Residential District in accordance with the Pennington County Zoning Ordinance  
  
Lot 3A, Hill City Heights Subdivision, Section 30, T1S, R5E, BHM, Pennington County, South Dakota.
10. CONDITIONAL USE PERMIT / CU 23-08: TNS Holdings II, LLC; Tom St. Hill. To allow an illuminated, on-premise sign within 1,500 feet of a residential zoning district/dwelling unit in a Highway Service District in accordance with the Pennington County Zoning Ordinance  
  
Lot A of SE1/4NE1/4, Section 34, T1N, R7E, BHM, Pennington County, South Dakota.
11. REZONE / RZ 23-04: Tara Darby; KTM Design Solutions - Agent. To rezone from Agriculture District to Suburban Residential District in accordance with the Pennington County Zoning Ordinance.  
  
Lot C of SW1/4NW1/4, Section 14, T1N, R8E, BHM, Pennington County, South Dakota.
12. REZONE / RZ 23-05: Allan Prince and Verlynn Prince; KTM Design Solutions - Agent. To rezone from Agriculture District to Suburban Residential District in accordance with the Pennington County Zoning Ordinance.  
  
W175 feet of N90 feet of Tract G in NW1/4 and SW1/4, Section 14, T1N, R8E, BHM, Pennington County, South Dakota.
13. PRELIMINARY PLAN / PPL 23-06: Argyle Properties, LLC; Anita Lee. To subdivide and create Lots 1 and 2 of Argyle Subdivision in accordance with the Pennington County Subdivision Regulations.  
  
EXISTING LEGAL: Lot 5, Baumgartner Subdivision, Section 25, T1S, R6E, BHM, Pennington County, South Dakota.  
  
PROPOSED LEGAL: Lots 1 and 2, Argyle Subdivision, Section 25, T1S, R6E, BHM, Pennington County, South Dakota.
14. VACATION OF PLAT / VP 23-02: Michael Huot. To vacate a portion of a private roadway easement on the plat.  
  
Lot B Revised, Anaconda Subdivision, Section 28, T1S, R6E, BHM, Pennington County, South Dakota.
15. COUNTY BOARD REPORT  
The Board of Commissioners concurred with the Planning Commission's recommendations from the March 13, 2023, meeting.

16. ITEMS FROM THE PUBLIC

17. ITEMS FROM THE STAFF

18. ITEMS FROM THE MEMBERSHIP

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

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.**