

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**April 10, 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 18, 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@penngo.org](mailto: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 MARCH 27, 2023, MINUTES
2. APPROVAL OF THE MARCH 29, 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 10-03:** Mike and Stacy Howe. To review a dog/cat boarding kennel in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Lot 1, Engesser Subdivision, Section 24, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditiona Use Permit / CU 10-03 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 16-02:** Eva Olson. To review a single-wide mobile home in an Agriculutre District in accordance with the Pennington County Zoning Ordinance.

That PT of E1/2E1/2SW1/4NW1/4 lying S of Hwy 14-16 ROW less W 97 ft; SE1/4NW/14 lying S of Hwy 14-16 ROW; SW1/4NE1/4 lying S of Hwy 14-16 ROW; That PT of SW1/4NE1/4 lying between I-90 and Hwy 14-16 ROW; That PT of E1/2E1/2NW1/4NW1/4 lying S of Hwy 14-16 ROW, Section 27, T2N, R10E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 16-02 with the applicant's concurrence, as it is no longer needed.

6. **CONDITIONAL USE PERMIT REVIEW / CU 17-42:** Kyle and Kristina Volmer. To review living 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.

SE1/4 of GL4, Section 7, T1N, R13E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 17-42 with the applicant's concurrence, as it is no longer needed.

7. **CONDITIONAL USE PERMIT REVIEW / CU 20-27:** Doug and Wendy Skogen. To allow an accessory structure, a shed, prior to a primary structure in an Agriculture District in accordance with of the Pennington County Zoning Ordinance.

Lot 2 of Tract B, HES No. 281, Section 15, T2S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 20-27 with conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CU 22-02:** William and Mavis Jeffery. To review a multi-family residence on the subject property in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 4, Block 1, Eastern Acres Subdivision, Section 11, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 22-02 with conditions.

9. **PLANNED UNIT DEVELOPMENT REVIEW / PU 93-01:** George Bieber. To review a Recreational Resort in accordance with the Pennington County Zoning Ordinance.

NE1/4NE1/4, Section 11, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Planned Unit Development / PU 93-01 to the June 12, 2023, Planning Commission meeting with one (1) condition.

10. **MINOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PU 20-05:** Brian and Melissa Bowers. To review a swimming pool located in the front yard setback in a Planned Unit Development in accordance with the Pennington County Zoning Ordinance.

Lot 6, Block 2, Sheridan Lake Highlands, Section 34, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Minor Planned Unit Development Amendment / PU 20-05 with conditions.

11. **PLANNED UNIT DEVELOPMENT OVERLAY REVIEW / PU 21-18:** Lisa McCrory. To review a Planned Unit Development Overlay to allow a Recreational Resort to include uses, such as: swimming pool, golf course, Vacation Home Rentals, RV site and a pole barn to include a butcher processing shop in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

S1/2 of Peacock Lode MS 962, Section 35, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Planned Unit Development Overlay / PU 21-18 to the July 24, 2023, Planning Commission meeting with one (1) condition.

### **END OF CONSENT AGENDA**

12. **CONDITIONAL USE PERMIT / CU 23-07:** David Roland. To allow a multiple-family dwelling on the subject property 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.

(Continued from the March 27, 2023, Planning Commission meeting)

13. **CONDITIONAL USE PERMIT / CU 23-09:** Brian and Jennifer Feistner. To allow a Vacation Home Rental on the subject property a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot B, Kjerstad Addition, Section 30, T1S, R5E, BHM, Pennington County, South Dakota.

14. **COMPREHENSIVE PLAN AMENDMENT / CA 23-02:** Par Properties, LLC / Paul Zweifel; All Aspects – Agent. To amend the Comprehensive Plan to change the Future Land Use from Ranchette District to Rural Residential District.

SE1/4SW1/4NE1/4, Section 27, T2N, R3E, BHM, Pennington County, South Dakota.

15. **REZONE / RZ 23-03:** Par Properties, LLC / Paul Zweifel; All Aspects – Agent. To rezone from Agriculture District to Rural Residential District in accordance with the Pennington County Zoning Ordinance.

SE1/4SW1/4NE1/4, Section 27, T2N, R3E, BHM, Pennington County, South Dakota.

16. COUNTY BOARD REPORT

The Board of Commissioners continued the Planning Commission's recommendations from the March 27, 2023, meeting to the Board meeting on Tuesday, May 2<sup>nd</sup>, as the regular Board meeting was moved to April 6<sup>th</sup> because of the snow storm.

17. ITEMS FROM THE PUBLIC

18. ITEMS FROM THE STAFF

A. Building Permit Report.

19. ITEMS FROM THE MEMBERSHIP

20. 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.**