

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
April 22, 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 May 7, 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 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 APRIL 8, 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 21-10:** Hadly Eisenbeisz and Kristin Brost. To review a shed as a principle use in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

High No. 4 Lode MS 1948, Sections 25 and 36, T2N, R4E, BHM, Pennington County, South Dakota.

(Continued from the March 25, 2024, Planning Commission meeting.)

To recommend to end Conditional Use Permit / CUR 21-10 with the applicants' concurrence.

5. **CONDITIONAL USE PERMIT REVIEW / CUR 21-37:** Todd and Deborah Proctor. To review a Recreational Vehicle to be lived in on the subject property, less than 180 days per calendar year, in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

PT of Hope Placer, MS 1653 aka NW1/4SW1/4NW1/4, Hope Placer MS 1653, Section 9, T1N, R4E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 21-37 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CUR 22-13:** Paul and Kristie Skorseth. To review living in a pole barn/shop building while building a single-family residence on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

E1/2NE1/4 Less ROW, Section 29, T2N, R13E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 22-13 with conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CUR 22-44:** Rodney Alexander. To review an Accessory Dwelling Unit on the subject property in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 15R, Burns Placer MS 697, Section 24, T1S, R4E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 22-44 with conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CUR 23-02:** Joseph Meixell. To review living in the existing modular mobile home while building a single-family residence on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

E528 feet of SW1/4SW1/4, Section 29, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CUR 23-02, with the applicant's concurrence, as the single-family residence is habitable and the double-wide manufactured home has been removed from the property.

END OF CONSENT AGENDA

9. **PRELIMINARY PLAN / COPPL 24-0006:** Lynn and Jodi Jensen. To subdivide and create Lots 1, 2, and 3 of Nebraska Placer MS 676 Subdivision in accordance with the Pennington County Subdivision Regulations.

EXISTING LEGAL: All Less RR Row, CO Road and Damfino 2 Subdivision; That PT of BNRD CO 300 ft wide station ground property at Rochford City, SD. Located on the Custer to Deadwood Branch Line ROW, being 150 ft wide on each side of Branch Line Main Track Centerline Less RR CO 100 ft wide Branch Line ROW and Less Damfino 2 Subdivision, all located in Nebraska Placer MS 676, Sections 13 and 24, T2N, R3E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 1, 2, and 3 of Nebraska Placer MS 676 Subdivision, Sections 13 and 24, T2N, R3E, BHM, Pennington County, South Dakota.

10. CONDITIONAL USE PERMIT / COCU 24-08: Matt and Paula Martin. To allow a Guest House on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Lot 2, Hanson Heights Subdivision, Section 19, T2S, R7E, BHM, Pennington County, South Dakota.

11. PRELIMINARY PLAN / COPPL 24-0005: Charles and Jenny Hanson. To subdivide and create Lot A of Sam's Addition in accordance with the Pennington County Subdivision Regulations.

EXISTING LEGAL: All, Plainview Lode MS 2072, Section 31, T1S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot A of Sam's Addition, Section 31, T1S, R6E, BHM, Pennington County, South Dakota.

12. CONDITIONAL USE PERMIT / CU 23-32: Saint Patrick, LLC; Doyle Estes - Agent. To allow a manager/caretaker's residence on the subject property in a Commercial District in accordance with the Pennington County Zoning Ordinance.

(Continued from the February 12, 2024, Planning Commission meeting.)

Lot B of NW1/4NE1/4, Section 9, T1N, R6E, BHM, Pennington County, South Dakota.

13. CONDITIONAL USE PERMIT / COCU 24-00010: RFL Holdings, LLC; Ryan Remington. To allow a Vacation Home Rental in an Agriculture District and Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lots 29-33 of SW1/4NW1/4, Section 31, T2N, R7E, BHM, Pennington County, South Dakota.

14. ORDINANCE AMENDMENT / OA 24-03: Pennington County. To amend Section 319 "Vacation Home Rental" [to amend and supersede the existing Section 319 "Vacation Home Rental"] of the Pennington County Zoning Ordinance.

(Continued from the March 25, 2024, Planning Commission meeting.)

15. ORDINANCE AMENDMENT / OA 24-04: Pennington County. To amend Section 511 "Fees" [to amend and supersede the existing Section 511 "Fees"] of the Pennington County Zoning Ordinance.

(Continued from the March 25, 2024, Planning Commission meeting.)

16. EXECUTIVE SESSION.

17. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the April 8, 2024, Planning Commission meeting.

18. ITEMS FROM THE PUBLIC
19. ITEMS FROM THE STAFF
20. ITEMS FROM THE MEMBERSHIP
21. 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.