

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
April 24, 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 May 2, 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 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 APRIL 10, 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 10-04:** Deep Creek Outfitters; Matt Eisenbraun. 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.

(Continued from the March 13, 2023, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 10-04 with conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 19-07:** Black Hills Kart Racing. To review a dirt track to be used for dirt track kart racing on the subject property in a Commercial District in accordance with the Pennington County Zoning Ordinance.

The Unplatted Portion of S1/2SW1/4NW1/4; PT of NW1/4SW1/4 N and E of Highway ROW less that PT within Rapid City Boundary, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 19-07 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 21-09:** Michael Fessler. To review a home occupation, a home-based firearms sales/gunsmithing/ firearm manufacturing, in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

W1/2S1/2S1/2SE1/4SW1/4, Section 15, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 21-09 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 21-42:** CAL SD, LLC; Tina Roberts. To review a Vacation Home Rental in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

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

To recommend approval of the extension of Conditional Use Permit / CU 21-42 with conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 21-57:** Kevin and DiAnn Killion. To review two primitive seasonal cabins to be used as bunkhouses on the subject property for no more than 180 days each calendar year in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

That Part of NE1/4SW1/4NE1/4 lying North of Rochford Road, Section 27, T2N, R3E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 21-57 to the May 8, 2023, Planning Commission meeting to allow the applicant time to post the addresses on the structures.

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.

(Continued from the March 13, 2023, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 21-71 with conditions.

9. **CONDITIONAL USE PERMIT REVIEW / CU 22-18:** A & B Cabins, LLC; Alyssa and Brian Boche. To review a Vacation Home Rental in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot D of Lot 14, Clear Creek Placer MS 1184, Section 15, T1N, R5E, BHM, Pennington County, South Dakota.

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

10. **CONDITIONAL USE PERMIT REVIEW / CU 22-39**: A & B Cabins, LLC; Alyssa and Brian Boche. To reivew an existing cabin to remain and be used as storage only on the subject property in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot D of Lot 14, Clear Creek Placer MS 1184, Section 15, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 22-39 with conditions.

END OF CONSENT AGENDA

11. **CONDITIONAL USE PERMIT / CU 23-10**: Nathan and Alexis Sobolewski. To allow a grain bin to be utilized for food and beverage sales on the subject property in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Tract1A, Perman Addition, Section 32, T2S, R13E, BHM, Pennington County, South Dakota.

12. **CONDITIONAL USE PERMIT / CU 23-11**: SADL Properties, LLC; Stacey Kutil. To allow a Vacation Home Rental on the subject property in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 2 (of Lot D), Gussler Subdivision, Section 31, T2N, R6E, BHM, Pennington County, South Dakota.

13. **SPECIAL CONSIDERATION TO TRAILWOOD VILLAGE PLANNED UNIT DEVELOPMENT / PU 23-03**: James and Debra. A special consideration to PUD 79-02 to reduce the front yard setback from 25 feet to 7 feet to allow for the construction of a shed in accordance with Section 216 of the Pennington County Zoning Ordinance.

Lot 1A, Block 19, Trailwood Village, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.

14. **COMPREHENSIVE PLAN AMENDMENT / CA 23-03**: Free Range Rentals, LLC; Davis Engineering - Agent. To amend the Comprehensive Plan to change the Future Land Use from Ranchette District to Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Tract A of Willison B White HES No. 2440, Section 14, T1S, R4E, BHM, Pennington County, South Dakota.

15. REZONE / RZ 23-06: Free Range Rentals, LLC; Davis Engineering - Agent. To rezone 7.2 acres from Agriculture District to Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Tract A of Willison B White HES No. 2440 and That PT of the W1/2NE1/4 lying E of Tract A of Willison B White Homestead, HES #2440 and W of Gold Mountain Subdivision, Section 14, T1S, R4E, BHM, Pennington County, South Dakota.

16. COMPREHENSIVE PLAN AMENDMENT / CA 23-04: Kristi Decker. To amend the Comprehensive Plan to change the Future Land Use from Agriculture District to Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 1B, Price Estates Subdivision, Section 21, T2N, R10, BHM, Pennington County, South Dakota.

17. REZONE / RZ 23-07: Kristi Decker. To rezone from Agriculture District to Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 1B, Price Estates Subdivision, Section 21, T2N, R10, BHM, Pennington County, South Dakota.

18. VACATION OF PLAT / VP 23-03: Paul and Ella Linda. To vacate notes on the plat of Lot 1, Block 1 of Mountain Meadows Subdivision in Section 17, T2S, R7E.

Lot 1, Block 1 of Mountain Meadows Subdivision, Section 17, T2S, R7E, BHM, Pennington County, South Dakota.

19. ORDINANCE AMENDMENT / OA 23-01: 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.

20. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the April 10, 2023, Planning Commission meeting.

21. ITEMS FROM THE PUBLIC

22. ITEMS FROM THE STAFF

23. ITEMS FROM THE MEMBERSHIP

24. 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.