

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
May 11, 2020 @ 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 19, 2020, 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 prior to the scheduled meeting.

ROLL CALL

1. APPROVAL OF THE APRIL 27, 2020, 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 are recommendations to the Pennington County Board of Commissioners who will make the final decision.

3. **CONDITIONAL USE PERMIT REVIEW / CU 15-20:** Mitch Morris. To review Construction Equipment Sales on the subject property in a General Commercial District in accordance with Sections 209 and 510 of the Pennington County Zoning Ordinance.

Lot 1 of NW1/4SE1/4, Section 32, T1N, R8E, BHM, Pennington County, South Dakota.

(Continued from the April 27, 2020, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 15-20 with conditions.

4. **CONDITIONAL USE PERMIT / CU 20-07:** BH Energy / Shannon Pollmiller – Agent. To allow a temporary contractor's equipment storage yard on the subject property in a Highway Service District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

Lot 11, The Forks at Remmington Ranch, Section 22, T1S, R5E, BHM, Pennington County, South Dakota.

(Continued from the April 27, 2020, Planning Commission meeting.)

To recommend approval of Conditional Use Permit / CU 20-07 with conditions.

5. **MINOR PLAT / MPL 20-08:** Gorden and Jennifer Sabo. To reconfigure lots lines to create Lots 1, 2, and 3 of Hideaway Hills Subdivision in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: E1/2NE1/4; NE1/4SE1/4; NW1/4SE1/4, Section 8, T2S, R7E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 1, 2, and 3 of Hideaway Hills Subdivision, Section 8, T2S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Minor Plat / MPL 20-08 with conditions.

END OF CONSENT AGENDA

6. **LAYOUT PLAN / LPL 20-09:** H & H Land Company No. 2, LLC; Brian Hammerbeck – Agent. To create Tract D of Hook J Addition in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: PT GL1; N1/2NE1/4SE1/4; S1/2NE1/4SE1/4; SE1/4SE1/4; all located in Section 1, T1S, R9E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Tract D of Hook J Addition, Section 1, T1S, R9E, BHM, Pennington County, South Dakota.

7. **CONDITIONAL USE PERMIT / CU 20-08:** Schad Corp., Cody Schad. To allow a contractor's equipment storage yard and a saw mill on the subject property in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot 3R, Marvin Subdivision, Section 16, T2N, R7E, BHM, Pennington County, South Dakota.

8. **MINING PERMIT / MP 20-04:** GCC Dacotah, Inc. To operate a mining operation to extract limestone by drilling and blasting to be hauled off site in accordance with Sections 212 and 507-B.

SW1/4NE1/4 Less Limestone Tunnel Sub; NW1/4SE1/4; That PT of SE1/4NE1/4, NE1/4SE1/4 and SE1/4SE1/4 Lying W of Hwy 79 Less Limestone Tunnel Sub in the SE1/4NE1/4, Section 20, T2N, R7E, BHM, Pennington County, South Dakota.

9. MINING PERMIT / MP 20-05: GCC Dacotah, Inc. To operate a mining operation to extract, crush, and stockpile shale to be hauled off site in accordance with Sections 205 and 507-B.

PT SE1/4SW1/4; PT S1/2SE1/4 of Section 11, T2N, R7E; PT SW1/4SW1/4 Less PT of Lot A of Lot 3 of Section 11, T2N, R7E; N1/2NE1/4; NE1/4NW1/4 of Section 14, T2N, R7E; NW1/4NW1/4 W of RD of Section 13, T2N, R7E, BHM, Pennington County, South Dakota.

10. CONDITIONAL USE PERMIT / CU 19-33: Robert Livingston; K.W. Lindsay – Owner. To allow a Recreational Vehicle Park on the subject property to include RV sites, a gas station, a convenience store, and a bar in a Highway Service District in accordance with Sections 210, 306, and 510 of the Pennington County Zoning Ordinance.

Tract Lake of SW1/4SW1/4 of Section 27 and SE1/4 of Section 28, Section 27, T2N, R5E, BHM, Pennington County, South Dakota.

(Continued from the March 9, 2020, Planning Commission meeting.)

11. ORDINANCE AMENDMENT / OA 20-01: Pennington County. To amend Section 507 “Construction Permits” [to supersede Section 507-A “Erosion and Storm Water Control”] and to amend Section 511 “Fees” to set fees regarding Storm Water Permits of the Pennington County Zoning Ordinance.

12. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission’s recommendations from the April 27, 2020, Planning Commission meeting.

13. ITEMS FROM THE PUBLIC

14. ITEMS FROM THE STAFF

A. Building Permit Report.

15. ITEMS FROM THE MEMBERSHIP

16. 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.