

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
May 28, 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 June 5, 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 MAY 10, 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 15-10**: Krebs Partnership, LLC; Donald Krebs. To review a home occupation on the subject property, to use a detached garage for the purpose of buying, repairing and selling vehicles (not intended to be a car lot), in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

The South 75 feet of Lot J of E1/2SE1/4, Section 9, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 15-10 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CUR 17-22**: Pamela Phillips. To review a single-wide mobile home to be used as a permanent, single-family residence on the subject property in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 49A of Lot D, Sweetbriar Heights Subdivision, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CUR 17-22.

6. **CONDITIONAL USE PERMIT REVIEW / CUR 20-11:** Audra Olson. To review a Vacation Home Rental in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 18 of Tract A, Sunnyside Acres Subdivision, Section 25, T2N, R4E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 20-11 with conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CUR 21-18:** Lowell Kolb. To review a temporary campground/assembly of people on the subject property, during the month of July, in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

SW1/4NE1/4 Less E200 feet of N947 feet of E1/2SW1/4NE1/4 and Less S373 feet of SE1/4SW1/4NE1/4, Section 32, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 21-18 with conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CUR 21-34:** William Brockett. To review a Vacation Home Rental in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Tract 6, Brockett Subdivision, Section 22, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 21-34 with conditions.

9. **CONDITIONAL USE PERMIT REVIEW / CUR 21-39:** Paul and Carol Niemann. To review a Recreational Vehicle Park on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Niemann Trust Land Tract of the SE1/4SE1/4, Section 15, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 21-39 with conditions.

10. **CONDITIONAL USE PERMIT REVIEW / CUR 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 Conditional Use Permit Review / CUR 21-42 with conditions.

11. **CONDITIONAL USE PERMIT REVIEW / CUR 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 Conditional Use Permit Review / CUR 22-02 with conditions.

12. **CONDITIONAL USE PERMIT REVIEW / CUR 22-09**: David and Mary Grover. To review living in a pole barn/shop building while building a single-family residence on the subject property in a Ranchette District in accordance with the Pennington County Zoning Ordinance.

Lot B, Mills Ranch Subdivision, Section 32, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 22-09 with conditions.

13. **CONDITIONAL USE PERMIT REVIEW / CUR 23-12**: Reece and Jaden Chambers. To review a Vacation Home Rental on the subject property in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 3, Block 1, Alpine Acres Meadow, Section 13, T2N, R4E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 23-12 with conditions.

14. **CONDITIONAL USE PERMIT REVIEW / CUR 23-13**: Neil and Terry Foust. To review living in the existing residence while building a single-family residence in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 1R (also in Section 7), Block 3, Paha Sapa High Country Tract 2, Section 18, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 23-13 with conditions.

15. **MINOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PUR 22-09**: Hart Ranch Camping Resort Club; Tim Schnabel - Agent. To review the existing Hart Ranch Planned Unit Development to allow a warehouse to be utilized as an event center in accordance with the Pennington County Zoning Ordinance.

Hart Ranch Camping Resort Parcel of Hart Ranch Development, Section 18, T1S, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Minor Planned Unit Development Amendment Review / PUR 22-09 with conditions.

END OF CONSENT AGENDA

16. CONDITIONAL USE PERMIT / COCU 24-0013: Jeff DeVeny. To allow a Tattoo shop to be located on the subject property in a Highway Service District in accordance with the Pennington County Zoning Ordinance.

Lot 3 of Lot D, Murray Subdivision, Section 21, T1S, R5E, BHM, Pennington County, South Dakota.

17. CONDITIONAL USE PERMIT / COCU 24-0014: Share, LLC; Laine Shearer. To allow a Recreational Vehicle Park and overnight equine boarding facility on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Tract 1, Ruland Ranch Addition, Section 24, T1S, R16E, BHM, Pennington County, South Dakota.

18. CONDITIONAL USE PERMIT / COCU 24-0015: R & J, LLC; Juston Eisenbraun - Agent. To allow a Caretaker Residence to be located on the subject property in a Highway Service District in accordance with the Pennington County Zoning Ordinance.

Lot 1, Borglum Subdivision, Section 13, T1S, R6E, BHM, Pennington County, South Dakota.

19. CONDITIONAL USE PERMIT / COCU 24-0017: Debra LaLonde. To allow an Accessory Dwelling Unit to be located on the subject property in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Tract 9, Leisure Hills Estates, Section 36, T1N, R3E, BHM, Pennington County, South Dakota.

20. CONDITIONAL USE PERMIT / COCU 24-0018: Keystone Adventures, Inc.; Andrew Busse. To allow Recreational Vehicle(s) to be used as temporary employee living quarters on the subject property in a Highway Service District in accordance with the Pennington County Zoning Ordinance.

The Unplatted Bal of GL 16 Less ROW; Unplatted Bal of GL 21 Less ROW; Lot A of W1/2NE1/4SE1/4; PT Lot B Adj to GL 16, Section 31, T1S, R6E, BHM, Pennington County, South Dakota.

21. MINING PERMIT REGISTRATION / MP 20-11: Pete Lien & Sons. To register existing mining operations (CP99-29, CP99-43, CP99-44, CP01-05, CP05-11, CP08-06, and CP08-07) in accordance with the Pennington County Zoning Ordinance

E1/2SE1/4, Section 19, T2N, R7E; W1/2NW1/4 and E1/2NW1/4, Section 20, T2N, R7E; NW1/4NE1/4 (including Lot B) Less Lot A, Less Lots 1-3 Feist Addition and Less 5245 feet of E232 feet; Vacated Feist Road located in NW1/4NE1/4, Section 20, T2N, R7E; NW1/4SW1/4 and E1/2SW1/2 and SW1/4SE1/4, Section 20, T2N, R7E; Lots 1-6 of Lot B of Lot 1-C of Lot 1 of NE1/4NE1/4; Lot 1 and 3-4 of Lot 1 of NE1/4NE1/4; Lot 2A and 2B of Lot 2 of Lot 1 of NE1/4NE1/4; Lot A of Lot 1-C of Lot 1 of NE1/4NE1/4; Lot X and Y of Lot 1-D of Lot 1 of NE1/4NE1/4 and Tract A, Kinder Subdivision of Section 20, T2N, R7E; Lot 1-3; SE1/4NE1/4 E of HWY 79

including Lot AB1 Less Lot 3 of Eight Grimm's Subdivision No. 1 of Eight Grimms Subdivision No. 1 of Section 20, T2N, R7E; NW1/4NE1/4, Section 13, T2N, R6E; NE1/4NE1/4, Section 13, T2N, R6E; Lot 1; Lot 2R; Balance of Lot 3; Lot 4, Black Hills Light Opera Track Subdivision, Section 17, T2N, R7E; Balance W1/2NW1/4, Balance SE1/4NW1/4, Balance SW1/4, Section 17, T2N, R7E; Lot C, Keller Subdivision, Section 17, T2N, R7E; Lot 2, Keller Subdivision, Section 17, T2N, R7E; E1/2NE1/4, E1/2SW1/4, SE1/4, Lots 3-4, and E1/2E1/2NE1/4SW1/4NW1/4; W1/2W1/2NW1/4SE1/4NW1/4 of Section 18, T2N, R7E; W1/2SW1/4SE1/4; SE1/4SW1/4 SE1/4; N1/2NE1/4SW1/4SE1/4, Section 24, T2N, R6E; E1/2NE1/4; NE1/4SE1/4, Section 24, T2N, R6E; NW1/4SE1/4, Section 24, T2N, R6E; E1/2SE1/4, Section 13, T2N, R6E; PT S1/2S1/2, Section 12, T2N, R6E; N1/2NW1/4, Section 13, T2N, R6E; That Portion of GL 4 located in Pennington County, Section 7, T2N, R7E; PT SE1/4SW1/4; PT SW1/4SE1/4, Section 7, T2N, R7E; Lots 1-3, Block 1, Feist Addition, Section 20, T2N, R7E; Lot 1 of Limestone Tunnel Subdivision and Lot 2A of Lot 2 of NE1/4NE1/4; Lot 2 of NE1/4NE1/4 Less Lot 2A and Less Lot H-1 of Section 20, T2N, R7E; Balance of Lot C of SW1/4NE1/4, Section 17, T2N, R7E; Lot 2 of Lot C of SE1/4SE1/4, Masteller Addition, Section 7, T2N, R7E; SE1/4SE1/4 and S1/2NE1/4SW1/4 SE1/4 of Section 24, T2N, R6E; NE1/4NE1/4 of Section 25, T2N, R6E; GL 1; GL 2 Less E1/2E1/2NE1/4SW1/4NW1/4; E1/2NW1/4 Less W1/2W1/2NW1/4 SE1/4NW1/4; W1/2NE1/4 of Section 18, T2N, R7E; E1/2NW1/4; GL 2 of and W1/2NE1/4 and SW1/4SE1/4 of Section 19, T2N, R7E; E1/2SW1/4 Less Lot 1 of Claire Subdivision; GL 3-4 and Lot 1 of Claire Subdivision and E1/2NE1/4 and NW1/4SE1/4 and GL 1 (AKA NW1/4NW1/4) of Section 19, T2N, R7E; GL 1 (AKA NW1/4NW1/4) and NE1/4NW1/4 and NE1/4; SE1/4NW1/4; and Gov't Lot 2 of Section 30, T2N, R7E; Lot 2 of Knutson Subdivision and That PT of Unplatted Balance Lying S and W of Universal Dr including PT of Lot L and Lot AB1 of SW1/4SW1/4, LESS SE1/4SE1/4, Less RR ROW; Lot 1 of NW1/4SE1/4 and NE1/4SW1/4 of Section 21, T2N, R7E; SW1/4NW1/4; NW1/4SW1/4 of Eight Grimms Subdivision No. 1 of Section 21, T2N, R7E; Lot F of Cement Plant Addition of Section 28, T2N, R7E; PT N1/2NE1/4 including Lot L; PT SE1/4NE1/4 Less Lot H1; PT NE1/4SE1/4 (all E of RR) of Section 28, T2N, R7E, all located in BHM, Pennington County, South Dakota.

22. EXECUTIVE SESSION.

23. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the May 21, 2024, Planning Commission meeting.

24. ITEMS FROM THE PUBLIC

25. ITEMS FROM THE STAFF

26. ITEMS FROM THE MEMBERSHIP

27. 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.