

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**June 8, 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 June 16, 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](mailto: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 MAY 26, 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 17-34:** Sherri Wilkie. 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 Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot A of Lot 10, Block 8, Eastern Acres Subdivision, Section 11, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 17-34 with conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 18-28:** Harry and Gail McKane. To review living in the existing residence while building a new single-family residence on the subject property in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot 1 (also in Section 36, T1N, R3E), Deerfield Park Parcel #2, Section 1, T1S, R3E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 18-28 with the applicant's concurrence as it is no longer needed.

5. **CONDITIONAL USE PERMIT REVIEW / CU 19-08:** Jeffrey Scherr. To live in a Recreational Vehicle (camper) while building a single-family residence on the subject property in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot D2 of Lot 17 of Fort Mead Placer MS 244, Section 8, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 19-08 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 19-15:** Samuel G. Fullerton III. To review a caretaker's residence on the subject property after a single-family residence is built in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot 12, Kieffer Ranch Estates, Section 16, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 19-15 with conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 19-30:** Harry and Gail McKane. To review allowing the existing residence (Morton building) to remain as a Guest House once the new single-family residence is complete in a Limited Agriculture District in accordance with Sections 206, 318, and 510 of the Pennington County Zoning Ordinance.

Lot 1 (also in Section 36, T1N, R3E), Deerfield Park Parcel #2, Section 1, T1S, R3E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 19-30 to the June 22, 2020 Planning Commission meeting.

8. **CONDITIONAL USE PERMIT REVIEW / CU 19-32:** Jeff and Marcia Spilker. To review living in a garage with living quarters while building a single-family residence and once the single-family residence is habitable, to allow the garage with living quarters to remain and be used as a Guest House in a Low Density Residential District in accordance with Sections 207, 318, and 510 of the Pennington County Zoning Ordinance.

Lot 13, Whaley Subdivision, Section 22, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 19-32 with conditions.

9. **CONDITIONAL USE PERMIT / CU 20-09:** David and Janelle Goergen; Jess Island – Agent. To live in the existing double-wide mobile home while building a new single-family residence and then to allow the existing double-wide mobile home to remain and be converted into a garage with the living quarters removed, or the double-wide mobile home will be removed upon completion of the new single-family residence in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 2-R, Block 1, Palmer Subdivision Addition, Section 14, T2N, R6E, BHM, Pennington County, South Dakota

To recommend approval of Conditional Use Permit / CU 20-09 with conditions.

10. **ROAD NAMING:** GJH Ranch, LLC. To name a 24-foot-wide access easement providing access to properties located in Section 18, T2N, R7E, BHM, and Section 13, T2N, R6E, BHM, Pennington County, South Dakota, to White Buffalo Road.

To recommend approval of the Road Naming of White Buffalo Road.

#### **END OF CONSENT AGENDA**

11. **MINOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 20-03:** LakOrr, LLC; Phillip Lakner. To amend an existing Planned Unit Development to allow a gunsmithing business as a home occupation on the subject property in accordance with Sections 204-C and 213 of the Pennington County Zoning Ordinance.

Tract 2, Rushmore Ranch Estates Subdivision, Section 17, T2S, R7E, BHM, Pennington County, South Dakota.

12. **ORDINANCE AMENDMENT / OA 20-02:** Pennington County. To amend Section 506 “Building Permits” [to replace and supersede Section 506 “Building Permits”] of the Pennington County Zoning Ordinance.

13. **COUNTY BOARD REPORT**

The Board of Commissioners concurred with the Planning Commission’s recommendations from the May 26, 2020, Planning Commission meeting.

14. **ITEMS FROM THE PUBLIC**

15. **ITEMS FROM THE STAFF**

A. Building Permit Report.

16. **ITEMS FROM THE MEMBERSHIP**

17. **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.**