

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
June 24, 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 July 2, 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 JUNE 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 96-14:** Mark Hirsch. To review a caretaker's residence on the subject property in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot B, Hirsch Addition, Section 31, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit Review / CUR 96-14 with the property owner's concurrence.

5. **CONDITIONAL USE PERMIT REVIEW / CUR 04-46:** A & B Ranch, Inc.; Brian Barber. To review a metal fabrication business as a home occupation in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

SW1/4 less ROW; S1/2SW1/4NW1/4 less ROW; SW1/4SE1/4NW1/4; SW1/4 SE1/4 SE1/4NW1/4; S1/2SE1/4SE1/4SE1/4NW1/4, Section 9, T2S, R9E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 04-46 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CUR 16-05**: Spring Creek Hideaway, LLC / Brent and Pam Veurink. To review a Vacation Home Rental in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Lot 4, Peterson Subdivision MS 622, Section 11, T2S, R4E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 16-05 with conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CUR 19-15**: Samuel G. Fullerton III. To review a caretaker's residence on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

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

To recommend approval of Conditional Use Permit Review / CUR 19-15 with conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CUR 21-56**: Alex and Holly Niemann, ANH Enterprises, Inc. To review the rental of 36 UTVs (6 back-ups) and 6 slingshots to include a washing area, parking area, and 36-40 employees in a Highway Service District in accordance with the Pennington County Zoning Ordinance.

Lot G, Murray Subdivision, Section 21, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 21-56 with conditions.

9. **CONDITIONAL USE PERMIT REVIEW / CUR 22-01**: Eric and Stephanie Thompson. To review a Vacation Home Rental in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 1 (also in Section 20), Black Metal Lode MS 1986, Section 19, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 22-01 with conditions.

10. **CONDITIONAL USE PERMIT REVIEW / CUR 22-51**: Suzette Wasvick. To review an Efficiency Dwelling Unit on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Also in Section 30 of Mary E Lode MS 446, Section 19, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend to continue Conditional Use Permit Review / CUR 22-51, as not all conditions have been met.

11. **CONDITIONAL USE PERMIT REVIEW / CUR 23-17**: David Allard. To review a Bed and Breakfast in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 17 of Block 5 of Pine Cliff Subdivision, Section 31, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 23-17 with conditions.

12. **CONDITIONAL USE PERMIT REVIEW / CUR 23-20**: David and Angela Roland. To review a Bed and Breakfast in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 3A, Hill City Heights Subdivision, Section 30, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 23-20 with conditions.

13. **MINING PERMIT REVIEW / MP 14-02**: Pennington County Highway. To review the excavation and extraction of gravel in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

W $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ Lying South of the Railroad Right-of-Way, E $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ Lying South of the Railroad Right-of-Way, E $\frac{1}{2}$ E $\frac{1}{2}$ SW $\frac{1}{4}$ Excepting Railroad and Highway Right-of-Way; Government Lot 1,5,6 and 7, S $\frac{1}{2}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ Lying North of the Railroad Right-of-Way, W $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$, Excepting Railroad and Highway Right-of-Way, Section 6, T1N, R12E, BHM, Pennington County, South Dakota

To recommend approval of Mining Permit Review / MP 14-02 with conditions.

END OF CONSENT AGENDA

14. **CONDITIONAL USE PERMIT / COCU 24-0019**: Mervin Hilty. To allow a Home Occupation, woodworking, on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

S1/2SW1/4NE1/4 and that part of SE1/4 in Pennington County and Custer County, Section 20, T2S, R9E, BHM, Pennington County, South Dakota.

15. **ORDINANCE AMENDMENT / OA 24-09**: Pennington County. To amend Section 904-C “Dead-End Roads” [to amend and supersede the existing Section 904-C “Dead-End Roads”] of the Pennington County Subdivision Regulations.

16. EXECUTIVE SESSION.

17. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the June 10, 2024, Planning Commission meeting.

18. ITEMS FROM THE PUBLIC

19. ITEMS FROM THE STAFF

A. Planning Commission Members.

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.