

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**July 8, 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 16, 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@pennco.org](mailto:plz@pennco.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. ELECTION OF OFFICERS
2. APPROVAL OF THE JUNE 24, 2024, MINUTES
3. APPROVAL OF THE AGENDA
4. 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.

5. **CONDITIONAL USE PERMIT REVIEW / CUR 14-19**: Mark and Norma Broin. To review an accessory structure (shed/garage) prior to a primary structure in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Tract B of Lot 1 of NW1/4NW1/4, Section 19, T1S, R5E, BHM, Pennington County, South Dakota.

(Continued from the June 10, 2024, Planning Commission meeting.)

To recommend approval of Conditional Use Permit Review / CUR 14-19 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CUR 23-16**: Lynne Messersmith. To review a Vacation Home Rental in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 1B, T and J Price Subdivision, Section 1, T2S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 23-16 with conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CUR 23-26**: Mike Wagner. To review motor vehicle rentals 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.

To recommend approval of Conditional Use Permit Review / CUR 23-26 with conditions.

8. **MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PUR 23-05**: ANCO Developments, LLC. To review a Telecommunications Tower in a Planned Unit Development District in accordance with the Pennington County Zoning Ordinance.

Lot 7, Walker Placer MS 551, Section 12, T2S, R4E, BHM, Pennington County, South Dakota.

To recommend approval of Major Planned Unit Development Amendment Review / PUR 23-05 with conditions.

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

9. **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.

(Continued from the June 24, 2024, Planning Commission meeting.)

10. **CONDITIONAL USE PERMIT / COCU 24-0020**: Pamela Phillips and Wayne Goldsberry. To utilize the existing residence as a caregiver residence in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

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

11. EXECUTIVE SESSION.

12. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the June 24, 2024, Planning Commission meeting, with the exception of Ordinance Amendment 24-09 to amend Section 904-C Dead End Roads of the Subdivision Regulations. This item was continued to the July 16<sup>th</sup> Board 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.**