

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
July 12, 2021 @ 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 20, 2021, 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, 130 Kansas City St., Ste. 200, Rapid City, SD 57701, 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 28, 2021, MINUTES
3. APPROVAL OF THE AGENDA

REGULAR AGENDA

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 / CU 21-37: Todd and Deborah Proctor. To temporarily live in a Recreational Vehicle on the subject property, less than 180 days per calendar year, in an Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

PT of Hope Placer, MS 1653 aka NW1/4SW1/4NW1/4, Hope Placer MS 1653, Section 9, T1N, R4E, BHM, Pennington County, South Dakota.

5. CONDITIONAL USE PERMIT / CU 21-39: Paul and Carol Nieman. To allow a Recreational Vehicle Park on the subject property in accordance with Sections 205, 306 and 510 of the Pennington County Zoning Ordinance.

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

6. CONDITIONAL USE PERMIT / CU 21-42: CAL SD, LLC; Tina Roberts. To allow a Vacation Home Rental in a Suburban Residential District in accordance with Sections 209, 319, and 510 of the Pennington County Zoning Ordinance.

Lot A, Block 4, Spring Canyon Estates, Section 5, T1S, R7E, BHM, Pennington County, South Dakota.

7. CONDITIONAL USE PERMIT / CU 21-36: Larry and Ramona Vander Zee. To allow an Accessory Dwelling Unit on the subject property in an Agriculture District in accordance with Sections 205, 324, and 510 of the Pennington County Zoning Ordinance.

All (also in Section 35, T1N, R3E), HES 573, Section 2, T1S, R3E, BHM, Pennington County, South Dakota.

8. CONDITIONAL USE PERMIT / CU 21-40: Rob Livingston/No Bad Days Campground. To allow for the rental of kayaks, paddle boards, and UTVs on the subject property in a Highway Service District in accordance with Sections 212 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.

9. CONDITIONAL USE PERMIT / CU 21-41: Rob Livingston/No Bad Days Campground. To allow for an illuminated, on-premise sign to be located within 1,500 feet of a residential district /dwelling unit in a Highway Service District in accordance with Sections 212, 312, 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.

10. REZONE / RZ 21-23: Lorraine and Doug Smith; Fisk Land Surveying - Agent. To rezone 19.92 acres from Agriculture District to Rural Residential District in accordance with Sections 205, 207, and 508 of the Pennington County Zoning Ordinance.

E1/2S3/4NE1/4SW1/4; E1/2SE1/4SW1/4 Less That PT Lying S of Highway, Section 24, T1S, R6E, BHM, Pennington County, South Dakota.

11. LAYOUT PLAN / LPL 21-42: Randall Peregrine. To subdivide and create Lots D1, D2, and D3 of Johnson Estates Subdivision of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot D, Johnson Estates Subdivision, Section 9, T1N, R6E, BHM, Pennington County.

PROPOSED LEGAL: Lots D1, D2, and D3 of Johnson Estates Subdivision, Section 9, T1N, R6E, BHM, Pennington County.

12. COMPREHENSIVE PLAN AMENDMENT / CA 21-13: Keith Lau. To amend the Comprehensive Plan to change the Future Land Use from Rural Residential District to Low Density Residential District in accordance with Sections 207, 209, and 508 of the Pennington County Zoning Ordinance.

The subject property is located on the following metes and bounds description: A tract of land containing one acre, more or less, situated in Lot 5 of Lau Subdivision, located in the South Half of the Northwest Quarter (S½NW¼) and in the West Half of the Northeast

Quarter (W $\frac{1}{2}$ NE $\frac{1}{4}$) of Section 9, Township 1 North, Range 6 East of the Black Hills Meridian, Pennington County, South Dakota, as shown on plat filed November 2, 2012, and recorded as Document No. A201217946, in the office of the Pennington County Register of Deeds; said one acre tract of land being more particularly described as follows, to-wit: BEGINNING at an iron rod with cap stamped "1019" at the Northwest corner of said Lot 5 being the Northwest corner of the herein described parcel; Thence, North 89° 46' 48" East along the North boundary line of Lot 5, a distance of 100.70 feet to a point from which an iron rod with cap stamped "4208" at an angle point in the North boundary line bears North 89° 46' 48" East a distance of 212.18 feet; Thence, South 04° 25' 24" East a distance of 430.41 feet to a point in the South boundary line of Lot 5 from which an iron rod at the Southeast corner of Lot 5 bears North 85° 55' 54" East a distance of 654.58 feet; Thence, South 85° 55' 54" West along the South boundary line of Lot 5, a distance of 100.43 feet to an iron rod with cap stamped "1019" at the Southwest corner of Lot 5 being the Southwest corner of the herein described parcel; Thence, North 04° 25' 24" West along the West boundary line of Lot 5, a distance of 437.17 feet to the POINT OF BEGINNING and containing 1.00 acre, more or less, of land; Section 9, T1N, R6E, BHM, Pennington County, South Dakota.

13. CONDITIONAL USE PERMIT / CU 21-38: David and Nancy Miller. To allow for food trucks to be parked and operated on the subject property in a Highway Service District in accordance with Sections 212 and 510 of the Pennington County Zoning Ordinance.

Lots 10-16, Block 2, Old Town Subdivision, Section 26, T1N, R7E, BHM, Pennington County, South Dakota.

14. REZONE / RZ 21-20: Pink Cabin, LLC; KTM Design Solutions - Agent. To rezone 5.09 acres from Agriculture District to Suburban Residential District in accordance with Sections 205, 209, and 508 of the Pennington County Zoning Ordinance.

Lot 1 of Buchholz Subdivision, Section 14, T1N, R8E, BHM, Pennington County, South Dakota.

15. REZONE / RZ 21-21: Pink Cabin, LLC; KTM Design Solutions - Agent. To rezone 6.01 acres from Agriculture District to Suburban Residential District in accordance with Sections 205, 209, and 508 of the Pennington County Zoning Ordinance.

Lot C of NE1/4SW1/4, Section 14, T1N, R8E, BHM, Pennington County, South Dakota.

16. REZONE / RZ 21-22: Pink Cabin, LLC; KTM Design Solutions - Agent. To rezone 4.91 acres from Agriculture District to Suburban Residential District in accordance with Sections 205, 209, and 508 of the Pennington County Zoning Ordinance.

Lot B of SE1/4NW1/4, Section 14, T1N, R8E, BHM, Pennington County, South Dakota.

17. MINOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 21-11: Robert and Heather Greenspan. To amend the existing Planned Unit Development to allow a pole barn as a primary structure on the subject property in accordance with Section 216 of the Pennington County Zoning Ordinance.

Lot 10, Merchen Estates, Section 21, T2N, R6E, BHM, Pennington County, South Dakota.

18. TELECOMMUNICATIONS FACILITY PERMIT / TC 21-03: Elevated Towers; Jonah Snyder / Ben Snyder. To allow for a 300-foot self-supporting telecommunications tower and equipment shelter on the subject property in a Highway Service District in accordance with Sections 212 and 316 of the Pennington County Zoning Ordinance.

Tract 2, Annie Lode MS 1721, Section 22, T1S, R5E, BHM, Pennington County, South Dakota.

(Continued from the June 28, 2021, Planning Commission meeting.)

19. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the June 14th and June 28th meetings with the exception of Rezone 21-16: Keith Lau, which was continued to the July 20th Board meeting in order for the applicant's Comprehensive Plan to be heard.

20. ITEMS FROM THE PUBLIC

21. ITEMS FROM THE STAFF

A. Building Permit Report.

22. ITEMS FROM THE MEMBERSHIP

23. 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.