

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**July 24, 2023 @ 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 August 1, 2023, 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@penmco.org](mailto:plz@penmco.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. APPROVAL OF THE JULY 10, 2023, 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, on certain items from this agenda, are recommendations to the Pennington County Board of Commissioners who will make the final decision.

3. **CONDITIONAL USE PERMIT REVIEW / CU 01-18:** Randy and June Guliuzza. To review a Bed and Breakfast as a home occupation in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Tract 2 of Shelter in the Hills Subdivision, Section 24, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the review of Conditional Use Permit / CU 01-18 with conditions.

4. **CONDITIONAL USE PERMIT AMENDMENT REVIEW / CU 04-35:** Chris Peterson. To review a storage facility, a single-family residence to be used as the caretaker's residence and an office/shop building in a Commercial District in accordance with the Pennington County Zoning Ordinance.

Tract 1 of SE1/4, Section 11, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the review of Conditional Use Permit Amendment / CU 04-35 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 18-16:** David and Karen Maudlin. To review a Vacation Home Rental in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 3 (also in Section 3, T2S, R5E), Turbo Subdivision, Section 34, T1S, R5E, BHM, Pennington County, South Dakota.

(Continued from the July 10, 2023, Planning Commission meeting.)

To recommend approval of the review of Conditional Use Permit / CU 18-16 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 18-19:** Jerry and Kari-Ann Casper. To review a Guest House on the subject property in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 7, Back Road Subdivision, Section 22, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the review of Conditional Use Permit / CU 18-19 with conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 19-27:** Jerry and Kari-Ann Casper. To review an existing single-family residence to be used as a Bed and Breakfast in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 7, Back Road Subdivision, Section 22, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 19-27 to the August 14, 2023, Planning Commission meeting in order for the applicant to address staff's concerns.

8. **CONDITIONAL USE PERMIT REVIEW / CU 21-13:** Heath Freeman. To review living in an existing residence while building a new single-family residence and to allow the existing residence to remain as a ranch hand residence in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

W1/2 of NE1/4, E1/2NW1/4, S1/2 less ROW, Section 10, T1N, R13E, BHM, Pennington County, South Dakota.

To recommend approval of the review of Conditional Use Permit / CU 21-13 with conditions.

9. **MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PU 15-02:** Deerfield Park Condominiums Council of Co-Owners. To review an existing Planned Unit Development in accordance with the Pennington County Zoning Ordinance.

Deerfield Park Condominiums Family Units 1 through 10, Section 2, T1S, R3E, BHM, Pennington County, South Dakota.

To recommend approval of the review of Major Planned Unit Development Amendment / PU 15-02 with conditions.

## END OF CONSENT AGENDA

10. ROAD NAMING: Preston Family, Inc./John Preston. To name a 40-foot wide access easement that provides access to five or six future lots located off of S. Highway 79 located in Section 20, T2S, R8E, BHM, Pennington County, South Dakota, to Blue Heron Road.
11. ROAD NAMING: Preston Family, Inc./John Preston. To name a 40-foot wide access easement that provides access to one existing lot located off of S. Highway 79 located in Section 20, T2S, R8E, BHM, Pennington County, South Dakota, to Porcupine Road.
12. ROAD NAMING: Preston Family, Inc./John Preston. To name a 40-foot wide access easement that provides access to five future lots located off of S. Highway 79 located in Section 20, T2S, R8E, BHM, Pennington County, South Dakota, to Marmot Road.
13. CONDITIONAL USE PERMIT / CU 23-24: Walter and Barbara Digmann. To allow an Accessory Dwelling Unit in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Lot B, Gold King Lode MS 2064, Section 28, T1S, R6E, BHM, Pennington County, South Dakota, Section 27, T1N, R6E, BHM, Pennington County, South Dakota.

14. CONDITIONAL USE PERMIT / CU 23-23: Ryan and Rhonda Kelly. To allow an Accessory Dwelling Unit in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

S1/2SE1/4NE1/4, Section 27, T1N, R6E, BHM, Pennington County, South Dakota.

15. COMPREHENSIVE PLAN AMENDMENT / CA 23-06: Adam Weaver / Sharon Holte Weaver; Sarah Tschetter - Agent. To amend the Comprehensive Plan to change the Future Land Use from Rural Residential District to Low Density Residential District in accordance with the Pennington County Zoning Ordinance.

The subject property is located on the following metes and bounds description: Commencing at the Southeast Corner of Lot 4 of Strato Rim Estates located in Gov't Lot 4 and the SE1/4 of the SW1/4 of Section 7, Township 1 South, Range 7 East of the Black Hills Meridian, which is the POINT OF BEGINNING, POINT NO 1; Thence N 89°15'32" W - a distance of 580.00 feet to Point No. 2 which is the TRUE POINT OF BEGINNING, Thence N 30°14'44" E - a distance of 172.33 feet to Point No. 3; Thence S 89°15'32" E - a distance of 173.89 feet to Point No. 4; Thence S 00°44'28" W - a distance of 149.98 feet to Point No. 5; Thence N 89°15'32" W - a distance of 258.76 feet to the TRUE POINT OF BEGINNING, Point No. 2; Containing 0.740 Acres "more or less", located in Gov't Lot 4 and SE1/4 of SW1/4 of Section 7, T1S, R7E, BHM, Pennington County, South Dakota.

(Continued from the June 26, 2023, Planning Commission meeting.)

16. REZONE / RZ 23-09: Adam Weaver / Sharon Holte Weaver; Sarah Tschetter - Agent. To rezone 0.74 acre from Rural Residential District to Low Density Residential District in accordance with the Pennington County Zoning Ordinance.

The subject property is located on the following metes and bounds description: Commencing at the Southeast Corner of Lot 4 of Strato Rim Estates located in Gov't Lot 4 and the SE1/4 of the SW1/4 of Section 7, Township 1 South, Range 7 East of the Black Hills Meridian, which is the POINT OF BEGINNING, POINT NO 1; Thence N 89°15'32" W - a distance of 580.00 feet to Point No. 2 which is the TRUE POINT OF BEGINNING, Thence N 30°14'44" E - a distance of 172.33 feet to Point No. 3; Thence S 89°15'32" E - a distance of 173.89 feet to Point No. 4; Thence S 00°44'28" W - a distance of 149.98 feet to Point No. 5; Thence N 89°15'32" W - a distance of 258.76 feet to the TRUE POINT OF BEGINNING, Point No. 2; Containing 0.740 Acres "more or less", located in Gov't Lot 4 and SE1/4 of SW1/4 of Section 7, T1S, R7E, BHM, Pennington County, South Dakota

(Continued from the June 26, 2023, Planning Commission meeting.)

17. MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 23-07: Black Elk Resort, LLC; Daniel Roth. To amend an existing Planned Unit Development to allow an additional Recreational Vehicle site on the subject property in accordance with the Pennington County Zoning Ordinance.

Lot 1, Whispering Wind Subdivision, Section 27, T1S, R5E, BHM, Pennington County, South Dakota.

(Continued from the June 26, 2023, Planning Commission meeting.)

18. ORDINANCE AMENDMENT / OA 23-01: Pennington County. To amend Section 319 Vacation Home Rental [to amend and supersede the existing Section 319 Vacation Home Rental] of the Pennington County Zoning Ordinance.

(Continued from the June 26, 2023, Planning Commission meeting.)

19. COUNTY BOARD REPORT  
The Board of Commissioners concurred with the Planning Commission's recommendations from the July 10, 2023, Planning Commission meeting.
20. ITEMS FROM THE PUBLIC
21. ITEMS FROM THE STAFF
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.**