

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
August 10, 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 August 18, 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@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. APPROVAL OF THE JULY 27, 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 12-22:** Steve and Dorothy Wilkison (Redfern Ranch). To review multiple RV sites to be used on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

NE1/4SW1/4 less DW Hansen Tract, less Tract Sires and less ROW, Section 33, T1N, R4E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 12-22 with conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 16-18:** Steve and Kathryn Venteicher. To review a Vacation Home Rental in a Low Density Residential District in accordance with Sections 207-C-18, 319, and 510 of the Pennington County Zoning Ordinance.

Lot A Revised of Lot 15, Stratmeyer Addition, Section 14, T1S, R6E, BHM, Pennington County, South Dakota.

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

5. **CONDITIONAL USE PERMIT REVIEW / CU 16-23:** Harlan and Carol Hoffman. To review a Recreational Vehicle to be used as temporary living quarters during the summer months on the subject property in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Tract 6, Slate Creek Subdivision, Section 36, T1N, R3E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 16-23 to the September 14, 2020, Planning Commission meeting.
6. **CONDITIONAL USE PERMIT REVIEW / CU 18-19:** Greg Bolt. To review a Guest House on the subject property in a Low Density Residential District in accordance with Sections 207, 318, and 510 of the Pennington County Zoning Ordinance.

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

To recommend approval of the extension of Conditional Use Permit / CU 18-19 with conditions.
7. **CONDITIONAL USE PERMIT REVIEW / CU 18-40:** Eli Rodolph / Rodolph Investments. To review an accessory structure (pole barn building) prior to a principal structure on the subject property in a Highway Service District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

Lot 2, Pankratz Subdivision, Section 22, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 18-40 with conditions.
8. **CONDITIONAL USE PERMIT REVIEW / CU 19-03:** Joseph and Teri Creager. To review a storage shed/garage as a primary structure on the subject property in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 13, Block 1, Moon Meadow Estates, Section 34, T1N, R7E, BHM, Pennington County, South Dakota

To recommend approval of the extension of Conditional Use Permit / CU 19-03 with conditions.
9. **CONDITIONAL USE PERMIT REVIEW / CU 19-06:** Big Game Storage, LLC; Chris Peterson. To review a lighted, on-premise sign within 1,500 feet of a residential zoning district/dwelling unit in a General Commercial District in accordance with Sections 209, 312, and 510 of the Pennington County Zoning Ordinance.

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

To recommend approval of the extension of Conditional Use Permit / CU 19-06 with conditions.

10. **CONDITIONAL USE PERMIT REVIEW / CU 19-21:** Ryan and Dawn Loraas. To review a Vacation Home Rental in a Suburban Residential District in accordance with Sections 208, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 4R, Block D, Edelweiss Mountain Subdivision, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 19-21 with conditions.

11. **ROAD NAMING:** Randy Dowdy. To name a 26-foot-wide interior access road providing access to property located in Section 17, T2N, R8E, BHM, South Dakota, to Kona Court.

To recommend approval of the Road Naming of Kona Court.

END OF CONSENT AGENDA

12. **CONDITIONAL USE PERMIT REVIEW / CU 17-48:** Fred and Michelle Prien. To review the transfer of a Vacation Home Rental in a General Agriculture District in accordance with Sections 205, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 12 less E100 feet and all of 13; Clear Creek Placer MS 1184, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

13. **LAYOUT PLAN / LPL 20-19:** Ray and Elizabeth Strand. To combine lots to create Lot 5RA, Block 2 of Hart Ranch West #1 in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 4RA and 5R Revised, Block 2 of Hart Ranch West #1, Sections 28 and 29, T1S, R7E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 5RA, Block 2 of Hart Ranch West #1, Sections 28 and 29, T1S, R7E, BHM, Pennington County, South Dakota.

14. **LAYOUT PLAN / LPL 20-20:** Link SD Ranches, LLC; Jesse Sondreal – Agent. To create Tract A, Tract B, Tract C, and Tract D of Duhamel Flat Addition in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: SW1/4SE1/4 and NE1/4, Sections 17 and 20, T5N, R16E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Tract A, Tract B, Tract C, and Tract D of Duhamel Flat Addition, Sections 17 and 20, T5N, R16E, BHM, Pennington County, South Dakota.

15. CONDITIONAL USE PERMIT / CU 19-28: R & J, LLC; Juston Eisenbraun - Agent. To allow a campground on the subject property to include RV hookups, cabin rentals, pool, office, laundry facilities, and additional outbuildings in a Highway Service District in accordance with Sections 210, 306, and 510 of the Pennington County Zoning Ordinance.

Lot 1, Borglum Subdivision, Section 13, T1S, R6E, BHM, Pennington County, South Dakota.

16. ORDINANCE AMENDMENT / OA 20-05: Pennington County. To amend Section 510 “Conditional Use Permits” [to amend and supersede the existing Section 510 “Conditional Use Permits”] of the Pennington County Zoning Ordinance.

(Continued from the July 27, 2020, Planning Commission meeting.)

17. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission’s recommendations from the July 27, 2020, Planning Commission meeting, with the exception of:

1. PLANNED UNIT DEVELOPMENT REVIEW / PU 05-18: Gordon Howie. To review an existing Planned Unit Development in accordance with Section 213 of the Pennington County Zoning Ordinance; and,
2. LAYOUT PLAN 20-14: Grandview Land, LLC (Dan Lewis); Gordon Howie – Agent. To create Lot 2 of Block 2 and Lot 1 and Lot 2 of Block 3 and Lot 7 through Lot 10 of Block 3 of Cedar Gulch No. 2 Subdivision and dedicated Right-of-Way.

These items were continued to the August 18, 2020, BOC meeting.

18. ITEMS FROM THE PUBLIC

19. ITEMS FROM THE STAFF

- A. Building Permit Report.

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.