

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
August 12, 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 August 20, 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 JULY 22, 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 18-38**: Daniel Johnson, Highmark Properties, LLC. To review a Specialty Resort in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Lot A of Lot 1 less of Highway 385, Walker Placer MS 551, Section 12, T2S, R4E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 18-38 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CUR 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 to end Conditional Use Permit Review / CUR 21-13 with the applicant's concurrence.

6. **CONDITIONAL USE PERMIT REVIEW / CUR 21-22:** Elizabeth Gnade. To review a Vacation Home Rental in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 73 (with Lane), Burns Placer MS 697, Section 24, T1S, R4E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 21-22 with conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CUR 22-21:** Carl and Nancy Hellekson. To review an accessory structure, a garage, as a primary structure on the subject property in a Ranchette District in accordance with the Pennington County Zoning Ordinance.

Lot H, Mills Ranch Subdivision, Section 32, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit Review / CUR 22-21 with the applicant's concurrence, as the use is no longer needed.

8. **CONDITIONAL USE PERMIT REVIEW / CUR 23-25:** IMP Properties, LLC; Gregg Schmidt - Agent. To review the manufacturing, storage, processing and testing of energetic materials on the subject property in a Heavy Industrial District in accordance with the Pennington County Zoning Ordinance.

S825 feet of SE1/4, Section 29, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 23-25 with conditions.

9. **CONDITIONAL USE PERMIT REVIEW / CUR 23-27:** Ledcor Technical Services; Kristi Bormanis - Agent. To review an inline amplifier on the subject property to amplify existing telecommunication facilities in an Agriculture District and Highway Service District in accordance with the Pennington County Zoning Ordinance.

NE1/4 Less NE1/4NE1/4NE1/4NE1/4, Less E1/2 NW1/4NE1/4 NE1/4NE1/4, Less Lot H1 of NE1/4 and Less Row, Section 29, T2N, R11E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 23-27 with conditions.

10. **MINOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PUR 23-08:** Carl Gosselin and Sylvie Veilleux. To review an existing Planned Unit Development to live in a Recreational Vehicle while building a single-family residence on the subject property in accordance with the Pennington County Zoning Ordinance.

Tract 11, Rushmore Ranch Estates Subdivision, Section 17, T2S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Minor Planned Unit Development Review / PUR 23-08 with conditions.

END OF CONSENT AGENDA

11. CONDITIONAL USE PERMIT / COCU 24-0024: Stephen and Lynn Turner. To allow a Home Occupation, a barber shop, in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 17, Block 2, Whispering Pines Subdivision, Section 32, T1N, R7E, BHM, Pennington County, South Dakota.

12. PRELIMINARY PLAN / COPPL 24-0009: Anthony and Melisa Wachs; Advanced Design Engineering - Agent. To combine five lots to create Lot 1 of Wachs Subdivision in accordance with the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lots 1, 2, 3, 4 of Lot 9 and Lot A of Tract 22, all located in Clear Creek Placer MS 1184, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1 of Wachs Subdivision, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

13. REZONE / CORZ 24-0006: Anthony and Melisa Wachs; Advanced Design Engineering - Agent. To rezone from Agriculture District and Suburban Residential District to Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lots 1, 2, 3, and 4 of Lot 9 of Clear Creek Placer MS and Lot A of Tract 22 of Clear Creek Tracts all located in Section 22, T1N, R5E, all in BHM, Pennington County, South Dakota.

14. EXECUTIVE SESSION.

15. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the July 22, 2024, Planning Commission meeting,

16. ITEMS FROM THE PUBLIC

17. ITEMS FROM THE STAFF

A. Building Permit Report.

18. ITEMS FROM THE MEMBERSHIP

19. 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.