

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
August 23, 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 September 7, 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@pennco.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 AUGUST 9, 2021, 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 14-08:** Basin Electric Power Cooperative. To review an addition to an existing electrical substation in a Limited Agriculture District in accordance with Sections 206 and 506 of the Pennington County Zoning Ordinance.

S1/2SE1/4SW1/4; S1/2N1/2SE1/4SW1/4; SE1/4 SW1/4SW1/4 LESS W220ft; S1/2NE1/4 SW1/4SW1/4 LESS W220ft, Section 28, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 14-08 with conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 17-28:** Laura Pankratz. To review two (2) existing signs to be relocated on the subject property, to allow for the two (2) existing signs to be located within 1,500 feet of a residential zoning district/dwelling unit, and to allow for the two (2) existing signs to be located closer to each than the requirement of no signs shall be located no closer than 1,500 feet from all other signs in a Highway Service District in accordance with Sections 210, 312, and 506 of the Pennington County Zoning Ordinance.

Lot 3, Pankratz Subdivision, Section 22, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 17-28 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 18-08:** Stromer Properties, LLC; Brook Stromer. To review an illuminated, on-premise sign within 1,500 feet of a residential zoning district / dwelling unit in a General Commercial in accordance with Sections 209, 312, and 506 of the Pennington County Zoning Ordinance.

Lot A2; Bar P-S Subdivision, Section 20, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 18-08.

6. **CONDITIONAL USE PERMIT REVIEW / CU 19-08:** Jeffrey Scherr. To live in a Recreational Vehicle (camper) while building a single-family residence on the subject property in accordance with Sections 207 and 506 of the Pennington County Zoning Ordinance.

Lot D2 of Lot 17 of Fort Mead Placer MS 244, Section 8, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 19-08 with conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 19-15:** Samuel G. Fullerton III. To allow for a caretaker's residence on the subject property after a single-family residence is built in a Limited Agriculture District in accordance with Sections 206 and 506 of the Pennington County Zoning Ordinance.

Lot 12, Kieffer Ranch Estates, Section 16, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 19-15 with conditions.

END OF CONSENT AGENDA

8. **CONDITIONAL USE PERMIT / CU 21-48:** Lauri Harris. To allow a Recreational Vehicle to be used as a ranch hand's residence in an Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

N1/2N1/2N1/2SW1/4, Section 17, T2N, R8E, BHM, Pennington County, South Dakota.

9. **CONDITIONAL USE PERMIT / CU 21-49:** Kyle and Claire Schmidt. To allow an accessory dwelling unit to be utilized on the subject property in an Agriculture District in accordance with Sections 205, 324 and 510 of the Pennington County Zoning Ordinance.

Tract 5, Red Rock Valley Subdivision, Section 15, T1S, R7E, BHM, Pennington County, South Dakota.

10. CONDITIONAL USE PERMIT AMENDMENT / CU 14-25: Jeff DeVeney. To amend an existing Conditional Use Permit to increase the size of one of the existing storage units from 40' x 184' to 50' x 184' in a Highway Service District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

Lot J, Murray Subdivision, Section 21, T1S, R5E, BHM, Pennington County, South Dakota.

11. VACATION OF EASEMENT / VE 21-02: Kyle Wiese. To vacate the existing Utility Easement on Valley View Tract Revised of Lakota Lake Encampment Subdivision in accordance with the Pennington County Zoning Ordinance.

Valley View Tract Revised, Lakota Lake Encampment Subdivision, Section 21, T2S, R6E, BHM, Pennington County, South Dakota.

12. MINOR PLAT / MPL 21-50: Timothy and Terra Duda; D.C. Scott Surveyors, Inc. – Agent. To reconfigure lot lines to create Lots 17R and 23R of Block D of MS 1916 of Edelweiss Mountain Development in accordance with Sections 400.3 of the Pennington Subdivision Regulations.

EXISTING LEGAL: Lots 17, 18, and 23, Block D of MS 1916 of Edelweiss Mountain Development, Sections 17 and 20, T1N, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 17R and Lot 23R, Block D of MS 1916 of Edelweiss Mountain Development Subdivision, Sections 17 and 20, T1N, R5E, BHM, Pennington County, South Dakota.

13. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from their August 9th meeting.

14. ITEMS FROM THE PUBLIC

15. ITEMS FROM THE STAFF

16. ITEMS FROM THE MEMBERSHIP

17. 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.