

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
August 26, 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 September 3, 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@pennco.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 AUGUST 12, 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 10-27:** Kerry Pogany. To review an accessory structure, a pole barn, to be constructed prior to a primary structure in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 14, Back Country Subdivision, Section 29, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit Review / CUR 10-27, as the property is under new ownership and there is now a single-family residence on the property.

5. **CONDITIONAL USE PERMIT AMENDMENT REVIEW / CUR 14-25:** Jeff DeVeney. To review the increase in size of two existing storage units from 40' x 100' to 40' x 184' in a Highway Service District in accordance with the Pennington County Zoning Ordinance.

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

To recommend approval of Conditional Use Permit Amendment Review / CUR 14-25 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CUR 15-16:** Nick Hobart. To review a Guest House on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

The W1/2W1/2NW1/4SE1/4, Section 16, T1S, R3E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 15-16 with conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CUR 18-24:** Plainsview Mobile Manor. To review an existing mobile home park (Plainsview Mobile Manor) in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Tract 2, Plainsview Subdivision, Section 23, T2N, R8E, BHM, Pennington County, South Dakota.

(Continued from the July 22, 2024, Planning Commission meeting.)

To recommend approval of Conditional Use Permit Review / CUR 18-24 with conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CUR 22-31:** Scott Mohr. To review a two-story multi-family residence (4-plex) on the subject property in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot A of Tract H, Murphy Ranch Estates Subdivision, Section 14, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 22-31 with conditions.

9. **CONDITIONAL USE PERMIT REVIEW / CU 22-32:** Scott Mohr. To review a two-story multi-family residence (4-plex) on the subject property in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot B of Tract H, Murphy Ranch Estates Subdivision, Section 14, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 22-32 with conditions.

10. **CONDITIONAL USE PERMIT REVIEW / CU 22-33:** Scott Mohr. To review a two-story multi-family residence (4-plex) on the subject property in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot C of Tract H, Murphy Ranch Estates Subdivision, Section 14, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 22-33 with conditions.

11. **CONDITIONAL USE PERMIT REVIEW / CU 23-28:** Golden West Telecommunications. To review a telecommunication building on the subject property in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 4 Except 18 ft. square in SW Corner for Highway, Block 3, Caputa Subdivision, Section 1, T1S, R9E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 23-28 with conditions.

12. **CONDITIONAL USE PERMIT REVIEW / COCUR 24-0005:** Dan and Joan Pomeranke; Wade Reynolds – Agent. To review a multiple-family dwelling on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

SW1/4SE1/4NE1/4, Section 5, T2S, R9E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / COCUR 24-0005 with conditions.

END OF CONSENT AGENDA

13. **CONDITIONAL USE PERMIT / COCU 24-0025:** David and Megan Collier. To allow an Accessory Dwelling Unit on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

PT NE1/4SE1/4 less ROW, Section 6, T1S, R10E, BHM, Pennington County, South Dakota.

14. **VACATION OF PLAT / COVP 24-0006:** Reinerheim, LLC; Maurice Reiner. To vacate four existing easements along former lot lines on the subject property in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot AR, Block E, Edelweiss Mountain Development, Section 20, T1N, R5E, BHM, Pennington County, South Dakota.

15. **PRELIMINARY PLAN / COPPL 24-0010:** Reynolds & Livingston, LLC; Chris Livingston; All Aspects - Agent. To subdivide and create Lot 1A and Lot 1B of Boyle Subdivision in accordance with the Pennington County Subdivision Regulations.

EXISTING LEGAL: That Pt of Lot 1 Located in Pennington County, Boyle Subdivision, Section 7, T2N, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1A and Lot 1B, Boyle Subdivision, Section 7, T2N, R5E, BHM, Pennington County, South Dakota.

16. COMPREHENSIVE PLAN AMENDMENT / COCA 24-0008: Reynolds & Livingston, LLC; Chris Livingston; All Aspects - Agent. To amend the Comprehensive Plan to change the Future Land Use from Suburban Residential District and Rural Residential District to Highway Service District in accordance with the Pennington County Zoning Ordinance.

COMMENCING AT THE NORTHERN MOST CORNER OF SAID LOT 1, SAID CORNER BEING A FOUND PIN AND CAP STAMPED LS2652 SET IN THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF U.S. HWY 385 AND BEING THE TRUE POINT OF BEGINNING OF THEREIN DESCRIBED LOT; THENCE DEPARTING SAID RIGHT-OF-WAY LINE THENCE S45°10'55"W A DISTANCE OF 223.66' TO A FOUND REBAR; THENCE S74°04'37"E A DISTANCE OF 64.79' TO A SET PIN AND CAP STAMPED LS11918; THENCE S21°58'53"E A DISTANCE OF 190.29' TO A SET PIN AND CAP STAMPED LS11918; THENCE N89°55'08"E A DISTANCE OF 95.15' TO A FOUND PIN AND CAP; THENCE N00°08'34"E A DISTANCE OF 282.15' TO A FOUND PIN AND CAP STAMPED LS7719; THENCE N45°20'03"W A DISTANCE OF 99.75' TO A THE POINT OF BEGINNING; THE HEREIN DESCRIBED TRACT CONTAINING 1.10 ACRES MORE OR LESS; Section 7, T2N, R5E, BHM, Pennington County, South Dakota.

17. REZONE / CORZ 24-0007: Reynolds & Livingston, LLC; Chris Livingston; All Aspects - Agent. To rezone from Highway Service District to Rural Residential District in accordance with the Pennington County Zoning Ordinance.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7, SAID CORNER BEING A FOUND STONE, THENCE FOLLOWING THE SOUTHERN LINE OF SAID SECTION 7 S89°48'19"E A DISTANCE OF 462.35' TO A FOUND PIN AND CAP STAMPED LS2652, SAID PIN AND CAP BEING THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT; THENCE CONTINUING ALONG SAID SOUTHERN SECTION LINE S89°46'52"E A DISTANCE OF 641.67' TO A FOUND PIN AND CAP STAMPED LS2652; THENCE N89°55'08"E A DISTANCE OF 112.24' TO A SET PIN AND CAP STAMPED LS11918; THENCE DEPARTING SAID SOUTHERN SECTION LINE N21°58'53"W A DISTANCE OF 190.29' TO A SET PIN AND CAP STAMPED LS11918; THENCE N74°04'37"W A DISTANCE OF 64.79' TO A FOUND REBAR; THENCE N89°59'21"W A DISTANCE OF 191.81' TO A FOUND PIN AND CAP STAMPED LS2652; THENCE S89°53'53"W A DISTANCE OF 50.02' TO A FOUND ONE INCH PIPE; THENCE N89°47'40"W A DISTANCE OF 378.14' TO A FOUND REBAR; THENCE S00°03'21"W A DISTANCE OF 193.77' TO THE POINT OF BEGINNING; THE HEREIN DESCRIBED TRACT CONTAINING 3.17 ACRES MORE OR LESS; Section 7, T2N, R5E, BHM, Pennington County, South Dakota.

18. CONDITIONAL USE PERMIT / COCU 24-0022: Yarotek, LLC; Mark Tippett – Agent. To allow a utility-scale solar energy system in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

SE1/4 of Section 12, T1S, R11E; E1/2SW1/4, Lot 3-4; SE1/4 of Section 7; T1S, R12E; and GL 1-4; E1/2W1/2; E1/2 of Section 18, T1S, R12E, BHM, Pennington County, South Dakota.

(Continued from the July 22, 2024, Planning Commission meeting.)

19. CONDITIONAL USE PERMIT / COCU 24-0023: Yarotek, LLC; Mark Tippet – Agent. To allow a utility-scale wind energy system in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

SE1/4 of Section 12, T1S, R11E; E1/2SW1/4, Lot 3-4; SE1/4 of Section 7; T1S, R12E; and GL 1-4; E1/2W1/2; E1/2 of Section 18, T1S, R12E, BHM, Pennington County, South Dakota.

(Continued from the July 22, 2024, Planning Commission meeting.)

20. EXECUTIVE SESSION.
21. COUNTY BOARD REPORT
The Board of Commissioners concurred with the Planning Commission's recommendations from the August 12, 2024, Planning Commission meeting,
22. ITEMS FROM THE PUBLIC
23. ITEMS FROM THE STAFF
24. ITEMS FROM THE MEMBERSHIP
25. 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.