

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
September 9, 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 19, 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 AUGUST 26, 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 15-05:** Beach House, LLC / Troy Schmidt. To review a Vacation Home Rental in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot A-9 Revised, Palmer Gulch Estates, Section 34, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 15-05 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CUR 18-27:** John and Vicki Hansen. To review a Recreational Vehicle to be used for no more than 180 calendar days on the subject property (seasonally) and to also allow a carport to cover the Recreational Vehicle and deck in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 5 (also in Section 20), Black Metal Lode MS 1986, Section 19, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 18-27 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CUR 23-29:** Joy Johnson and Errol Flynn. To review a Home Occupation to make and sell ceramics 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 approval of Conditional Use Permit Review / CUR 23-29 with conditions.

END OF CONSENT AGENDA

7. **CONDITIONAL USE PERMIT / COCU 24-0027:** David and Angela Dorn. To allow for animal sporting events, dog sport events, in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

N1/2S1/2SW1/4NW1/4, N1/2S1/2SE1/4NW1/4 of Section 17, T2N, R8E, BHM, Pennington County, South Dakota.

8. **MINOR PLAN / COMPL 24-0002:** Morris Evans. To subdivide and create Lots 3 and 4 of Bonnita Subdivision in accordance with the Pennington County Subdivision Regulations.

EXISTING LEGAL: NE1/4NE1/4 Less N231 ft Lying W off CL of Neck Yoke RD, Less Bonnita Sub and Less N282 ft of E167 ft of W217 ft of S600 ft of SE1/4NE1/4NE1/4; NW1/4NE1/4 Less N231 ft and Less W611 ft; SW1/4NE1/4 Less W611 ft Lying N of CL of Neck Yoke RD; SE1/4NE1/4 Lying W of Neck Yoke RD, Section 21, T1S, R7E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 3 and Lot 4 of Bonnita Subdivision, Section 21, T1S, R7E, BHM, Pennington County, South Dakota.

9. **MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT / COPU 24-0006:** J&A Recreation, LLC; Justin Buhler. To amend the existing Planned Unit Development to add two cabins and two Recreational Vehicle sites to 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.

10. **ORDINANCE AMENDMENT / OA 24-10:** Pennington County. To amend Section 324 “Accessory Dwellings” [to amend and supersede the existing Section 324 “Accessory Dwellings”] of the Pennington County Zoning Ordinance.

11. 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 August 26, 2024, Planning Commission meeting.)

12. CONDITIONAL USE PERMIT / COCU 24-0023: Yarotek, LLC; Mark Tippett – 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 August 26, 2024, Planning Commission meeting.)

13. EXECUTIVE SESSION.

14. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the August 26, 2024, Planning Commission meeting.

15. ITEMS FROM THE PUBLIC

16. ITEMS FROM THE STAFF

A. Building Permit Report.

17. ITEMS FROM THE MEMBERSHIP

18. 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.