

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
September 14, 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 October 6, 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 AUGUST 24, 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 15-20:** Mitch Morris. To review Construction Equipment Sales on the subject property in a General Commercial District in accordance with Sections 209 and 510 of the Pennington County Zoning Ordinance.

Lot 1 of NW1/4SE1/4, Section 32, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend end Conditional Use Permit / CU 15-20, per the applicant's request.

4. **CONDITIONAL USE PERMIT REVIEW / CU 20-03:** Scott and Janice Harris. To review a multi-family dwelling in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lots 2-3 of Lot 5, Block 9, Eastern Acres Subdivision, Section 11, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 20-03 with conditions.

5. **MINOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PU 18-05:** Grant and Sandra Parsons (Plum Creek Homes). To review an existing Planned Unit Development to allow the proposed single-family residence to be used as a Bed and Breakfast on the subject property in accordance with Sections 213 of the Pennington County Zoning Ordinance.

Tract 43, Rushmore Ranch Estates Subdivision, Section 20, T2S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Minor Planned Unit Development Amendment / PU 18-05 with conditions.

END OF CONSENT AGENDA

6. **CONDITIONAL USE PERMIT / CU 20-20:** Larry and Dianne Mathews. To allow a multi-family dwelling in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 2, Cedar Gulch Subdivision, Section 4, T1S, R9E, BHM, Pennington County, South Dakota.

7. **LAYOUT PLAN / LPL 20-24:** David Grover. To create Lots A through L of Mills Ranch Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Tract B of HES #303 Less Tract Drew; Tract A of HES #303 Less Buzmar Subdivision, Less Tract Dean, Less Tract Drew, and Less ROW; and GL Less Buzmar Subdivision, Less Tract Dean, Less Tract Drew and Less ROW, all located in Section 32, T1S, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots A through L of Mills Ranch Subdivision, Section 32, T1S, R5E, BHM, Pennington County, South Dakota.

8. **COUNTY BOARD REPORT**
The Board of Commissioners concurred with the Planning Commission's recommendations from the August 24, 2020, Planning Commission meeting.

9. **ITEMS FROM THE PUBLIC**

10. **ITEMS FROM THE STAFF**

A. Building Permit Report.

11. **ITEMS FROM THE MEMBERSHIP**

12. **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.