

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
September 23, 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 October 1, 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 SEPTEMBER 9, 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 10-14:** William and Carol Shay. To review an accessory structure, garage, without a primary structure in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 7, Block 5, Green Valley Estates, Section 23, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 10-14 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CUR 16-34:** Mary Bitz. To review a Recreational Vehicle to be used as temporary living quarters on the subject property in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 4, Harrington Subdivision, Section 19, T2S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 16-34 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CUR 23-40**: David and Helene Weldon. To review living in an existing accessory structure while building a primary residence on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Less RTY, Star Lode Mining Claim MS 2148, Section 13, T2S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 23-40 with conditions.

END OF CONSENT AGENDA

7. **CONDITIONAL USE PERMIT / COCU 24-0026**: Reynolds & Livingston, LLC; Chris Livingston. To allow an existing Accessory Dwelling Unit on the subject property in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

That Part of Lot 1 located in Pennington County of Boyle Subdivision, Section 7, T2N, R5E, BHM, Pennington County, South Dakota.

(Proposed Lot 1A of Boyle Subdivision)

8. **LOT LINE ADJUSTMENT PLAT / COLAPL 24-0003**: Ryan and Sarah Koontz and Bradley and Miranda Madsen. Advanced Design Engineering – Agent. To reconfigure lot lines to create Lot 2R and Lot 3R of Block 3 of Hart Ranch West No. 1 Subdivision. in accordance with the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 2 and Lot 3, Block 3, Hart Ranch West No. 1 Subdivision, Section 29, T1S, R7E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 2R and Lot 3R, Block 3, Hart Ranch West No. 1 Subdivision, Section 29, T1S, R7E, BHM, Pennington County, South Dakota.

9. **LOT LINE ADJUSTMENT PLAT / COLAPL 24-0004**: Randy and Peggy Sogge. Advanced Desing Engineering – Agent. To reconfigure lot lines to create Lot 1 and Lot 2 of Dead Broke Subdivision No. 2 in accordance with the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 3RA and Lot 3RB, Block 2, Dead Broke Subdivision, Section 1, T2S, R4E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1 and Lot 2 of Dead Broke Subdivision No. 2, Section 1, T2S, R4E, BHM, Pennington County, South Dakota.

10. **EXECUTIVE SESSION**

11. **COUNTY BOARD REPORT**

The Board of Commissioners concurred with the Planning Commission's recommendations from the September 3, 2024, Planning Commission meeting.

12. ITEMS FROM THE PUBLIC
13. ITEMS FROM THE STAFF
14. ITEMS FROM THE MEMBERSHIP
15. 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.