

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
September 25, 2023 @ 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 3, 2023, 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 SEPTEMBER 11, 2023, 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 99-37:** Country Road Estates, LLC. To review a mobile home park in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

The NW1/4NE1/4, Section 20, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the review of Conditional Use Permit / CU 99-37 with conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 12-18:** Paul and Dawn Marso. To review a Vacation Home Rental in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 19, Block B, Edelweiss Mountain Development, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the review of Conditional Use Permit / CU 12-18 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 17-25:** Donald Wojciechowski. To review one (1) pole barn and three (3) greenhouse structures on the NW1/4NE1/4SW1/4 in Section 31, T1N, R7E, BHM; and to review one (1) pole barn structure located on the E1/2 GL3, Section 31, T1N, R7E, BHM; and to allow the one (1) pole barn structure to remain on the E1/2 GL3, Section 31, T1N, R7E, BHM, when the principle structure is removed from the property in the future, in a Suburban Residential District, in accordance with the Pennington County Zoning Ordinance.

NW1/4NE1/4SW1/4, and E1/2 GL3, all located in Section 31, T1N, R7E, BHM, Pennington County, South Dakota.

(Continued from the September 11, 2023, Planning Commission meeting.)

To recommend approval of the review of Conditional Use Permit / CU 17-25 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 19-03:** Joseph and Teri Creager. To review a storage shed/garage as a primary structure on the subject property in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 13, Block 1, Moon Meadow Estates, Section 34, T1N, R7E, BHM, Pennington County, South Dakota

To recommend approval of the review of Conditional Use Permit / CU 19-03 with conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 21-08:** Joseph Wright. To review a Vacation Home Rental in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 11, Block E, Edelweiss Mountain Development, Section 20, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the review of Conditional Use Permit / CU 21-08 with conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CU 21-19:** Boyd and Sabrina Knudsen. To review living in a Recreational Vehicle, temporarily, while building a cabin on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Lot 7, Block 1, Pactola Estates, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 21-19 to the October 10, 2023, Planning Commission meeting.

9. **CONDITIONAL USE PERMIT REVIEW / CU 21-20:** Boyd and Sabrina Knudsen. To review a bath house as a primary structure in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Lot 7, Block 1, Pactola Estates, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 21-20 to the October 10, 2023, Planning Commission meeting.

10. **CONDITIONAL USE PERMIT REVIEW / CU 22-34:** Joseph Wright. To review a Vacation Home Rental on the subject property in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 24, Block D, Edelweiss Mountain Development, Sections 17 and 20, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the review of Conditional Use Permit / CU 22-34 with conditions.

11. **CONDITIONAL USE PERMIT REVIEW / CU 22-42:** Brian Wagner. To review an accessory structure as a primary structure on the subject property in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Tract A, Falcon Crest Subdivision, Section 32, T1N, R7E, BHM, Pennington County, South Dakota.

To recommend approve of the review of Conditional Use Permit / CU 22-42 with conditions.

12. **PLANNED UNIT DEVELOPMENT OVERLAY REVIEW / PU 19-01:** Brink Constructors, Inc.; BCI Properties, LLC; Zane Brink – Agent. To review an apprenticeship training facility for linemen of Brink Construction in a Planned Unit Development Overlay in accordance with the Pennington County Zoning Ordinance.

SW1/4SE1/4 less ROW, Section 24, T2N, R9E, BHM, Pennington County, South Dakota.

(Continued from the September 11, 2023, Planning Commission meeting.)

To recommend approval of the review of Planned Unit Development Overlay / PU 19-01 with conditions.

END OF CONSENT AGENDA

13. SPECIAL CONSIDERATION TO TRAILWOOD VILLAGE PLANNED UNIT DEVELOPMENT / PU 23-11: Brian and Tamara Horst. A special consideration to PUD 79-02 to reduce the setback from 25 feet to 8 feet on the west (rear) and southwest (rear) lot line(s) for a house addition and to bring an existing accessory structure (a shed) into compliance in the Trailwood Village Planned Unit Development in accordance with the Pennington County Zoning Ordinance.

Lot 10, Block 21, Trailwood Village, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.

14. CONDITIONAL USE PERMIT REVIEW / CU 23-32: Saint Patrick, LLC; Doyle Estes - Agent. To allow a manager/caretaker's residence on the subject property in a Commercial District in accordance with the Pennington County Zoning Ordinance.

Lot B of NW1/4NE1/4, Section 9, T1N, R6E, BHM, Pennington County, South Dakota.

15. CONDITIONAL USE PERMIT / CU 23-30: Jack and Katherine Egge. To allow a Vacation Home Rental in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 29, Block 5, Pine Cliff Subdivision, Section 31, T2N, R6E, BHM, Pennington County, South Dakota.

(Continued from the September 11, 2023, Planning Commission meeting.)

16. REZONE / RZ 23-12: Richard and Christine Vanness. To rezone 5 acres from Agriculture District to Ranchette District in accordance with the Pennington County Zoning Ordinance.

Commencing at the northeast corner of existing Lot M of the SW1/4SW1/4 of Section 14 and the SE1/4SE1/4 of Section 15, T1N, R5E, B.H.M., Pennington County, South Dakota, said corner being a found pipe in place, Thence proceeding as follows: Following the east line of said Lot M S02°26'56"W a distance of 271.89' to a point on the east line of Lot M, said point being the point of beginning of the herein described tract; Thence S02°25'55"W a distance of 591.70' to a rebar found in place, said rebar being the southeast corner of said Lot M; Thence following the south line of said Lot M N87°17'59"W a distance of 381.79' to a point on the south line of Lot M; Thence departing said south line N05°03'08"E a distance of 592.58'; Thence S87°14'13"E a distance of 354.70' to the point of beginning, the herein describe tract containing 5.00 acres more or less; Section 14, T1N, R5E, BHM, Pennington County, South Dakota in accordance with the Pennington County Zoning Ordinance.

17. MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PU 19-06: Rockerville Gold Town, LLC, Pat Hall. To review an amendment to an existing Planned Unit Development to allow for townhomes, apartments, and commercial businesses in accordance with the Pennington County Zoning Ordinance.

W1/2SE1/4SE1/4 South of Hwy 16 Westboundless Lot A, Less Lot 1, and Less ROW; E1/2SE1/4SE1/4 South of Hwy 16 Westbound Less ROW; and That Part of the SW1/4SW1/4 lying S of Hwy 16 and W of CO RD; and Lots 6-15, Lot 17, Tract B-1 and Tract B-2; and Common Lot B of Rockerville Ghost Town Subdivision, Sections 13 and 14, T1S, R6E, BHM, Pennington County, South Dakota.

(Continued from the August 28, 2023, Planning Commission meeting.)

18. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the September 11, 2023, Planning Commission meeting.

19. ITEMS FROM THE PUBLIC

20. ITEMS FROM THE STAFF

21. ITEMS FROM THE MEMBERSHIP

22. 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.