

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
September 28, 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@pennco.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 14, 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 08-39:** Patrick and Marlene Sheely. To review an accessory structure prior to a primary structure in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot 2, Koupal Estates Subdivision, Section 14, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 08-39 with conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 16-33:** Clinton Nulle. To review a single-wide mobile home to be used as a permanent single-family residence on the subject property in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 5C of Lot DR of Lot 6 of Lot L, Nelson Acres Subdivision, Section 23, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-33 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 17-37:** Ken Denke. To review the use of a camper as temporary living quarters on the subject property, not to exceed 180 days a year, in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

All, Hidden Treasure Lode MS 607, Section 26, T1N, R4E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 17-37 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 18-18:** Randy Dowdy and Laura Luthy; Reel Simple, LLC. To review a rental home park to include four (4) existing mobile home rental units and to allow an additional ten (10) rental units, which would include mobile homes and/or governor's homes, and to also allow a caretaker/manager's residence and shop building on the subject property in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

W1/2W1/2SE1/4SW1/4, Section 17, T2N, R8E, BHM, Pennington County, South Dakota.

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

END OF CONSENT AGENDA

7. **MINING PERMIT REVIEW / MP 19-03:** Cody Schad. To review the removal of gypsum to be hauled off site.

Lot 3R, Marvin Subdivision, Section 16, T2N, R7E, BHM, Pennington County, South Dakota.

8. **LAYOUT PLAN / LPL 20-26:** Jensen Family Trust / Walter Jensen. To subdivide and create Lots 1A and 1B of Columbus South Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 1 of Columbus South Subdivision, Section 17, T2N, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1A and Lot 1B of Columbus South Subdivision, Section 17, T2N, R6E, BHM, Pennington County, South Dakota.

9. LAYOUT PLAN / LPL 20-27: Keith and Lona Lau. To subdivide and create Lots 5R and 6 of Lau Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 5 of Lau Subdivision, Section 9, T1N, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 5R and Lot 6 of Lau Subdivision, Section 9, T1N, R6E, BHM, Pennington County, South Dakota.

10. LAYOUT PLAN / LPL 20-28: Preston Family, Inc. / John Preston To subdivide and create Lots 1-114 of Preston Ranch Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Tract S of SW1/4SE1/4; SE1/4SE1/4 Less Tract AR Preston Subd.; Tract S of SE1/4SW1/4; Tract E of GL 4 Less ROW, Section 18, T2S, R8E, and W1/2NE1/4, E1/2NW1/4, Tract E of Lot 1, Tract E of Lot 2, Tract W of NE1/4NE1/4, Tract W of SE1/4NE1/4 Less RTY; NE1/4SW1/4; NW1/4SE1/4; PT SW1/4SE1/4; Tract W in SE1/4SE1/4; Tract E of Lot 3; Tract NE of Lot 4; PT SE1/4SW1/4; Tract W in NE1/4SE1/4 Less ROW, Section 19, T2S, R8E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 1-114 of Preston Ranch Subdivision, Sections 18 and 19, T2S, R8E, BHM, Pennington County, South Dakota.

11. COUNTY BOARD REPORT

The Board of Commissioners will hearing the Planning Commission's recommendations from the September 14th meeting at their Board of Commissioner's meeting on October 6th.

12. ITEMS FROM THE PUBLIC

13. ITEMS FROM THE STAFF

A. Planning Department – Environmental Planner.

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.