

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**October 11, 2021 @ 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 19, 2021, 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](mailto: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 27, 2021, 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 05-14:** Desirae Kursave. To review a single-wide manufactured home as a single-family residence in a Suburban Residential District in accordance with Sections 204, 208-C-19 and 510 of the Pennington County Zoning Ordinance.

N1/2 of Lot A of Lot 4; Lot B of Lot 4; Lot C of Lot 4, Section 15, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 05-14 to the December 13, 2021, Planning Commission meeting with two (2) conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 09-37:** Kim Smith/I-90 Cold Storage. To review a 122 foot tall wind generator (total height) in a Heavy Industrial District in accordance with Sections 212-C and 510 of the Pennington County Zoning Ordinance.

Lot 1 of Tract B in N1/2SE1/4 and the west 606.12 feet of Lot H-2 of Tract B, Section 27, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 09-37.

**END OF CONSENT AGENDA**

5. CONDITIONAL USE PERMIT / CU 21-57: Kevin and DiAnn Killion. To allow for two primitive seasonal cabins to be used as bunkhouses on the subject property for no more than 180 days each calendar year in an Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

That Part of NE1/4SW1/4NE1/4 lying North of Rochford Road, Section 27, T2N, R3E, BHM, Pennington County, South Dakota.

6. CONDITIONAL USE PERMIT / CU 21-58: Daniel and Michael Wharton. To allow an accessory dwelling unit on the subject property in a Rural Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 2R, Forty Oaks Ranch Subdivision, Section 18, T2S, R7E, BHM, Pennington County, South Dakota.

7. CONDITIONAL USE PERMIT / CU 21-59: David Kiewell and Christine Lepore. To allow an accessory structure, a shed, prior to a primary structure on the subject property in a Suburban Residential District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Lot 1R, Berry Development Subdivision, Section 15, T1N, R5E, BHM, Pennington County, South Dakota.

8. MINOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 21-13: Blue Wing Recreation Corporation. To amend the existing Planned Unit Development to reduce the setbacks to the interior lot lines from 25 feet to 0 feet in accordance with Section 216 of the Pennington County Zoning Ordinance.

All Less the North 10 acres and less Tract 0129C of Malory Lode MS 1483 of Section 13, T1S, R5E; Less N10 Acres of Ajax #1 Lode MS 1483; Part of Ajax #3 Lode MS 1483; Part of Just MS 1483; Part of Hudson Lode MS 1483 of Section 18, T1S, R6E; Part of Just Lode MS 1483; Part of Ajax #3 Lode MS 1483; Part of Hudson Lode MS 1483; Tract 0129A; Boulder #3 Lode MS 1483 of Section 13, T1S, R5E; BHM, Pennington County, South Dakota.

9. CONDITIONAL USE PERMIT / CU 21-56: Alex and Holly Niemann, ANH Enterprises, Inc. To allow for the rental of 36 UTVs (6 back-ups) and 6 slingshots to include a washing area, parking area, and 36-40 employees in a Highway Service District in accordance with Sections 212 and 506 of the Pennington County Zoning Ordinance.

Lot G, Murray Subdivision, Section 21, T1S, R5E, BHM, Pennington County, South Dakota.

(Continued from the September 27, 2021, Planning Commission meeting.)

10. MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 16-03: Dan and Nancy Evangelisto / Century Home Crafters, LLC; Century Land Holdings, LLC; and Summer Creek Inn, LLC. To amend the existing Planned Unit Development to request changes to the Conditions of Approval, Conditions 4, 7, 11, 12, 14, 16, 17, 18, 19, 22, 24, 26, 27, 28, 30, and 44, to allow for a Specialty Resort Development to include uses, such as vacation home rentals, weddings, receptions, picnics, family reunions, single-family residences, bed and breakfast, storage, gift shop, spa, cabana, bistro, detached accessory structure with living quarters, duplex, etc., on the subject properties, in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot 3 and that 1/2 of private drive adjacent to said lot; Lot 4; Lot 7 and that 1/2 of private drive adjacent to said lot; Lot 10 and that 1/2 of private drive adjacent to said lot; Lot 11 and that 1/2 of private drive adjacent to said lot; Lot 12 and that 1/2 of private drive adjacent to said lot; Lot 13 and that 1/2 of private drive adjacent to said lot; Lot 14 and that 1/2 of private drive adjacent to said lot; Lot 15 and that 1/2 of private drive adjacent to said lot; Lot 16 and that 1/2 of private drive adjacent to said lot; Lot 17 and that 1/2 of private drive adjacent to said lot; Lot 18 and that 1/2 of private drive adjacent to said lot; Lot 19 and that 1/2 of private drive adjacent to said lot; Lot 20 and that 1/2 of private drive adjacent to said lot; Lot 21, Lot 22 and that part of private drive adjacent to said lot; Lot 23B and that 1/2 of private drive adjacent to said lot; Lot 27 and that 1/2 of private drive adjacent to said lot; Lot 28 and that 1/2 of private drive adjacent to said lot; Lot 29 and that 1/2 of private drive adjacent to said lot; Lot 30 and that 1/2 of private drive adjacent to said lot; Lot 31 and that 1/2 of private drive adjacent to said lot, Lot 32 and that 1/2 of private drive adjacent to said lot; Lot 33 and that 1/2 of private drive adjacent to said lot; Lot 34 and that 1/2 of private drive adjacent to said lot; Lot 35 and that 1/2 of private drive adjacent to said lot; Lot 36 and that 1/2 of private drive adjacent to said lot; Lot 37 and that 1/2 of private drive adjacent to said lot; Lot 41 and that 1/2 of private drive adjacent to said lot; Lot 42 and that 1/2 of private drive adjacent to said lot; Lot 43 and that 1/2 of private drive adjacent to said lot; Lot 44, Lot 45 and that 1/2 of private drive adjacent to said lot; all located in Custer Trails Subdivision #1, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

11. ORDINANCE AMENDMENT / OA 21-18: Pennington County. To add Section 329 - Prescreening Procedure for Marijuana Licenses to the Pennington County Zoning Ordinance.
12. ORDINANCE AMENDMENT / OA 21-19: Pennington County. To amend Section 511 -A-1 Fees [to amend and supersede the existing Section 511-A-1 Fees] of the Pennington County Zoning Ordinance.
13. ORDINANCE AMENDMENT / OA 21-20: Pennington County. To amend Section 216 - Planned Unit Development District [to amend and supersede the existing Section 216 - Planned Unit Development District] of the Pennington County Zoning Ordinance
14. ORDINANCE AMENDMENT / OA 21-21: Pennington County. To add Ordinance No. 735 - Pennington County Building Code and Construction Ordinance.

15. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from their September 27th meeting with the exception of:

REZONE / RZ 21-26: Pink Cabin, LLC; KTM Design - Agent. To rezone 6.68 acres from Suburban Residential District to Urban Residential District. This Rezone was approved by the Board of Commissioners.

16. ITEMS FROM THE PUBLIC

17. ITEMS FROM THE STAFF

A. Building Permit Report.

18. ITEMS FROM THE MEMBERSHIP

19. 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.**