

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**October 12, 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 20, 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](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 28, 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 93-36:** Galt Investments. To review a single-wide mobile home as a single-family residence in a Highway Service District / General Agriculture District in accordance with Sections 205, 210, and 510 of the Pennington County Zoning Ordinance.

Lot B, Weber Subdivision, Section 3, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 93-36 as it is no longer needed.

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.

(Continued from the September 28, 2020, Planning Commission meeting.)

To recommend to continue the review of Conditional Use Permit / CU 16-33 to the October 26, 2020, Planning Commission meeting.

5. **CONDITIONAL USE PERMIT REVIEW / CU 17-47:** Harriet Kelley. To review a Recreational Vehicle to be used as temporary living quarters on the subject property, during the summer months, in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 1 of Lot A of Government Lot 2 of the NW1/4NE1/4, Section 2, T2S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 17-47 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 18-34:** Doug and Vicky Dahl. To review a second ranch hand's residence on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

SE1/4, Section 30, T3N, R16E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 18-34 with conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 18-36:** Shadrach and Holly Howie. To review a Guest House on the subject property in a Low Density Residential District in accordance with Sections 207, 318, and 510 of the Pennington County Zoning Ordinance.

Lot 1, Bromegrass Subdivision, Section 2, T1S, R9E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 18-36 as the use has not been established.

8. **CONDITIONAL USE PERMIT REVIEW / CU 19-07:** Black Hills Kart Racing, LLC. To review a dirt track to be used for dirt track kart racing on the subject property in a General Commercial District in accordance with Sections 209 and 510 of the Pennington County Zoning Ordinance.

The Unplatted Portion of S1/2SW1/4NW1/4; PT of NW1/4SW1/4 N and E of Highway ROW less that PT within Rapid City Boundary, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 19-07 with conditions.

9. **CONDITIONAL USE PERMIT REVIEW / CU 20-04:** School House, LLC; Jessica Ginger – Agent. To allow an existing residence to be used as a Vacation Home Rental in a Low Density Residential District in accordance with Sections 207, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 2A (also in Section 6), Block 1, Spring Canyon Estates, Section 5, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 20-04 with conditions.

10. **PLANNED UNIT DEVELOPMENT 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 accordance with Sections 205 and 213 of the Pennington County Zoning Ordinance.

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

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

#### **END OF CONSENT AGENDA**

11. **REZONE / RZ 20-05:** CMR, LLC; Dale Froehlich – Agent. To rezone 240 acres from Planned Unit Development District to General Agriculture District in accordance with Sections 205, 213, and 508 of the Pennington County Zoning Ordinance.

SE1/4SW1/4; SW1/4SE1/4; SE1/4SE1/4 of Section 26, T1S, R3E; and SW1/4SW1/4 of Section 25, T1S, R3E; and N1/2NW1/4 Less ROW of Section 36, T1S, R3E, BHM, Pennington County, South Dakota.

12. **VACATION OF EASEMENT / VE 20-02:** David Grover. To relocate an existing 66-foot-wide private access easement in order to provide access for future development and subdivision of Mills Ranch Subdivision.

Tract A of HES #303 Less Buzmar Subdivision, Less Tract Dean, Less Tract Drew, and Less ROW, Section 32, T1S, R5E, BHM, Pennington County, South Dakota.

13. MINOR PLAT / MPL 20-29: James and Marilyn Dean. To reconfigure lots lines to create Lot A, B, and C of JM Dean Subdivision and Tract 5R of Storm Hill Subdivision in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: All of Eddy #1 Lode MS 523; Tract 4 and Tract 5 of Storm Hill Subdivision, all located in Section 28, T1S, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots A, B, and C of JM Dean Subdivision and Tract 5R of Storm Hill Subdivision, Section 28, T1S, R5E, BHM, Pennington County, South Dakota

14. COUNTY BOARD REPORT

The Board of Commissioners approved the Planning Commission's recommendations from their September 14<sup>th</sup> and September 28<sup>th</sup> Planning Commission meetings.

15. ITEMS FROM THE PUBLIC

16. ITEMS FROM THE STAFF

A. Building Permit Report.

17. ITEMS FROM THE MEMBERSHIP

18. 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.**