

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
October 16, 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 November 6, 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@penngo.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 23, 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 10-23:** Reynolds and Livingston, LLC; Chris Livingston. To review a Recreational Vehicle Park with four (4) RV sites in a Highway Service District in accordance with the Pennington County Zoning Ordinance.

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

To recommend to end Conditional Use Permit Review / CUR 10-23, as the use has been inactive for more than two years.

5. **CONDITIONAL USE PERMIT REVIEW / CUR 20-18:** Wild Springs Solar, LLC. To review a utility-scale solar energy system in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

That PT of NE1/4 S of Chicago Northwestern RR; SE1/4 of Section 36, T2N, R10E; GL3-4; E1/2SW1/4, Less ROW of Section 31, T2N, R11E; GL 1-4; S1/2NE1/4; S1/2NW1/4, Less ROW of Section 1, T1N, R10E; GL 6-7; E1/2SW1/4, W1/2SE1/4; E1/2SE1/4 of Section 6, T1N, R11E; E1/2NE1/4; W1/2NE1/4, E1/2NW1/4; GL 1-4;

NE1/4SW1/4, N1/2SE1/4, SE1/4SE1/4, Less ROW of Section 7, T1N, R11E; W1/2SW1/4; E1/2SW1/4 of Section 5, T1N, R11E; N1/2NE1/4, SE1/4NE1/4, S1/2SW1/4, E1/2SE1/4, SW1/4SE1/4, NW1/4, Less ROW of Section 9, T1N, R11E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit Review / CUR 20-18 with conditions.

6. **SPECIAL CONSIDERATION TO TRAILWOOD VILLAGE PLANNED UNIT DEVELOPMENT REVIEW / PUR 23-10:** Forrest Foster. To review a special consideration to PUD 79-02 to allow a Home Occupation for a gunsmithing and machining business in the Trailwood Village Planned Unit Development in accordance with the Pennington County Zoning Ordinance.

Lot 8, Block 24, Trailwood Village, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Special Consideration to Trailwood Village Planned Unit Development Review / PUR 23-10 with conditions.

END OF CONSENT AGENDA

7. **CONDITIONAL USE PERMIT / COCU 24-0027:** David and Angela Dorn. To allow for animal sporting events, dog sport events, in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

N1/2S1/2SW1/4NW1/4, N1/2S1/2SE1/4NW1/4 of Section 17, T2N, R8E, BHM, Pennington County, South Dakota.

(Continued from the September 9, 2024, Planning Commission meeting.)

8. **PRELIMINARY PLAN / COPPL 24-0003:** Par Properties, LLC / Paul Zweifel; All Aspects, Inc. – Agent. To subdivide and create Lots 1, 2, and 3 of Par Properties Subdivision in accordance with the Pennington County Subdivision Regulations.

EXISTING LEGAL: SE1/4SW1/4NE1/4, Section 27, T2N, R3E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 1, 2, and 3 of Par Properties Subdivision, Section 27, T2N, R3E, BHM, Pennington County, South Dakota.

9. LOT LINE ADJUSTMENT PLAT / COLLAPL 24-0005: David and Kellie Pummel. To combine two lots and create Lot 4R of Tract 11 of National Placer Mining Claim 688 in accordance with the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 4 and Lot 5 of Tract 11 of National Placer MS 688, Section 34, T2N, R4E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 4R of Tract 11 of National Placer MS 688, Section 34, T2N, R4E, BHM, Pennington County, South Dakota.

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

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

(Continued from the September 23, 2024, Planning Commission meeting.)

11. ORDINANCE AMENDMENT / OA 24-11: Pennington County. To amend Section 204-F “Dead-End Road System” [to amend and supersede the existing Section 204-F “Dead-End Road System”] of the Pennington County Zoning Ordinance.

12. CONDITIONAL USE PERMIT / COCU 24-0022: Yarotek, LLC; Mark Tippett – Agent. To allow a utility-scale solar energy system in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

SE1/4 of Section 12, T1S, R11E; E1/2SW1/4, Lot 3-4; SE1/4 of Section 7; T1S, R12E; and GL 1-4; E1/2W1/2; E1/2 of Section 18, T1S, R12E, BHM, Pennington County, South Dakota.

(Continued from the September 9, 2024, Planning Commission meeting.)

13. CONDITIONAL USE PERMIT / COCU 24-0023: Yarotek, LLC; Mark Tippett – Agent. To allow a utility-scale wind energy system in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

SE1/4 of Section 12, T1S, R11E; E1/2SW1/4, Lot 3-4; SE1/4 of Section 7; T1S, R12E; and GL 1-4; E1/2W1/2; E1/2 of Section 18, T1S, R12E, BHM, Pennington County, South Dakota.

(Continued from the September 9, 2024, Planning Commission meeting.)

14. EXECUTIVE SESSION

15. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the September 23, 2024, Planning Commission meeting.

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.