

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
October 27, 2025 @ 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 4, 2025, 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 OCTOBER 14, 2025, 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 23-20**: David and Angela Roland. To review a Bed and Breakfast in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 3A, Hill City Heights Subdivision, Section 30, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 23-20 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / COCUR 24-0005**: Dan and Joan Pomeranke. To review a multiple-family dwelling on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

SW1/4SE1/4NE1/4, Section 5, T2S, R9E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / COCUR 24-0005 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / COCUR 24-0022:** Yarotek, LLC; Mark Tippett – Agent. To review 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.

To recommend approval of Conditional Use Permit Review / COCUR 24-0022 with conditions.

7. **CONDITIONAL USE PERMIT REVIEW / COCUR 24-0023:** Yarotek, LLC; Mark Tippett – Agent. To review 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.

To recommend approval of Conditional Use Permit Review / COCUR 24-0023 with conditions.

8. **CONDITIONAL USE PERMIT REVIEW / COCUR 25-0004:** Tim and Tami Starkey. To review a Home Occupation on the subject property in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 2, Block 2, Winton Subdivision, Section 26, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / COCUR 25-0004 with conditions.

9. **MINING PERMIT REVIEW / MPR 18-01:** Pennington County Highway Department. To review the mining of gravel for road maintenance in an area north of Wall in accordance with the Pennington County Zoning Ordinance.

GL 5-8; SW1/4; NW1/4SE1/4; S1/2SE1/4, Section 36, T6N, R16E; and, GL 9 and 11; SE1/4SW1/4; SE1/4, Section 31, T6N, R17E, BHM, Pennington County, South Dakota.

To recommend approval of Mining Permit Review / MPR 18-01 with conditions.

10. **PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PUR 10-02:** Charles and Evonne Evans. To review a Planned Unit Development to allow for two accessory structures without a primary structure in accordance with the Pennington County Zoning Ordinance.

Lot 4, Emerald Pines Estates, Section 21, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend to end Planned Unit Development Amendment / PUR 10-02, as it is no longer needed.

11. **MINOR PLANNED UNIT DEVELOPMENT REVIEW / PUR 16-06:** Tina Collins. To review a Home Occupation, an in-home licensed massage therapy business, on the subject property in accordance with the Pennington County Zoning Ordinance.

Lot 5, Block 1, Trailwood Village Subdivision, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Minor Planned Unit Development Amendment Review / PUR 16-06 with conditions.

12. **PLANNED UNIT DEVELOPMENT OVERLAY REVIEW / COPUR 24-0002:** Daniel and Chanda Knoof. To review the use of agri-tourism on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Lot 2, Price Estates Subdivision, Section 21, T2N, R10E, BHM, Pennington County, South Dakota.

To recommend approval of Planned Unit Development Overlay Review / COPUR 24-0002 with conditions.

END OF CONSENT AGENDA

13. **ROAD NAME CHANGE:** Dejay Perkins. To rename a 66-foot-wide Public Right-of-Way providing access to properties located in Section 18, T2S, R7E, BHM, Pennington County, South Dakota, from Pasque Flower Court to Moonrise Place.

14. **PLANNED UNIT DEVELOPMENT AMENDMENT / PU 94-20:** JV Gulch, LLC; Isaac Almanza. To amend an existing Planned Unit Development to define the established use of cabin, to allow two caretaker residences, and to allow long-term and short-term rentals in a Planned Unit Development District in accordance with the Pennington County Zoning Ordinance.

SE1/4NE1/4, NE1/4SE1/4, Section 15, T1S, R5E, and W1/2SW1/4 Less ROW Less Lots H2, H3, H4, and H5 of Section 14, T1S, R5E, BHM, Pennington County, South Dakota.

15. **COMPREHENSIVE PLAN AMENDMENT / COCA 25-0009:** Shane Schriener. To amend the Comprehensive Plan to change the Future Land Use from Rural Residential District, Suburban Residential District, and Highway Service District to Commercial District in accordance with the Pennington County Zoning Ordinance.

Lot 2 Less Lot A, Less Lot H1 and H2 also located in Section 1, T2S, R4E of Iowa Placer MS 636, and Lot A of Lot 2 of Iowa Placer MS 636, Section 36, T1S, R4E, BHM, Pennington County, South Dakota.

(Continued from the October 14, 2025, Planning Commission meeting.)

16. REZONE / CORZ 25-0010: Shane Schriener. To rezone from Agriculture District, Suburban Residential District, and Highway Service District to Commercial District in accordance with the Pennington County Zoning Ordinance.

Lot 2 Less Lot A, Less Lot H1 and H2 also located in Section 1, T2S, R4E of Iowa Placer MS 636, and Lot A of Lot 2 of Iowa Placer MS 636, Section 36, T1S, R4E, BHM, Pennington County, South Dakota.

(Continued from the October 14, 2025, Planning Commission meeting.)

17. ORDINANCE AMENDMENT / OA 25-16: Pennington County. To amend Section 317 “Alternative Energy” [to amend and supersede the existing Section 317 “Alternative Energy”] of the Pennington County Zoning Ordinance.
18. EXECUTIVE SESSION CONTRACTUAL/PENDING LITIGATION PER SDCL § 1-25-2(3).
19. COUNTY BOARD REPORT
The Board of Commissioners concurred with the Planning Commission’s recommendations from the October 14th meeting.
20. ITEMS FROM THE PUBLIC
21. ITEMS FROM THE STAFF
22. ITEMS FROM THE MEMBERSHIP
23. 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.