

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
November 8, 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 November 16, 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 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 OCTOBER 25, 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. MINOR PLAT / MPL 21-69: Jeffery Jamison; KTM Design Solutions - Agent. To combine Lots 15, 16, 17 and 18 to create Lot 15R of Oak Meadows Estates Subdivision in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lots 15, 16, 17 and 18, Oak Meadows Estates Subdivision, Section 23, T2S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 15R, Oak Meadows Estates Subdivision, Section 23, T2S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Minor Plat / MPL 21-69 with conditions.

4. MINOR PLAT / MPL 21-71: Don and Laura Elliott; KTM Design Solutions. To combine two lots to create Lot 29 Revised of Block 3 of the Original Townsite of Silver City Subdivision in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 23-25; E1/2 Vac Alley Adj to Said Lots and Lot 26-29 and E10 Ft of Vacated Alley Adj to Lots; Block 3, Silver City Subdivision, Section 31, T2N, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 29 Revised, Block 3, Original Townsite of Silver City Subdivision, Section 31, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Minor Plat / MPL 21-71 with conditions.

5. MINOR PLAT / MPL 21-70: Roger and Kathy Eckert; Fisk Land Surveying - Agent. To create Lot 1 of Eckert Subdivision in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: All, HES #145, Section 24, T1S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1, Eckert Subdivision, Section 24, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Minor Plat / MPL 21-70 with conditions.

6. MINOR PLAT / MPL 21-74: PDQ Construction Inc.; Justin DeVeney. To combine two lots to create Lot 7R of The Forks at Remmington Ranch Subdivision in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 7 and Lot 8, The Forks at Remmington Ranch Subdivision, Section 22, T1S, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 7R, The Forks at Remmington Ranch Subdivision, Section 22, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Minor Plat / MPL 21-74 with conditions.

7. MINOR PLAT / MPL 21-73: Dennis and Wyonne Kaemingk; Fisk Land Surveying - Agent. To combine three lots to create Lot 4R, Block 8 of Forest Home Development Subdivision in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lots 4, 5 and 6, Block 8, Forest Homes Development Subdivision, Section 6, T1N, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 4R, Block 8, Forest Homes Development Subdivision, Section 6, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Minor Plat / MPL 21-73 with conditions.

END OF CONSENT AGENDA

8. CONDITIONAL USE PERMIT / CU 21-62: Michael and Megan Meyer. To allow for a Vacation Home Rental in an Agriculture District in accordance with Sections 205, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 39, Oak Meadows Estates, Section 23, T2S, R6E, BHM, Pennington County, South Dakota.

9. LAYOUT PLAT / LPL 21-68: Southern Black Hills Water Systems, Inc. To subdivide and create Lot JR and Lot W of Phase 3 of Rushmore Ranch Estates Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot J, Rushmore Ranch Estates Subdivision, Section 20, T2S, R7E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot JR and Lot W, Phase 3 of Rushmore Ranch Estates Subdivision, Section 20, T2S, R7E, BHM, Pennington County, South Dakota.

10. COMPREHENSIVE PLAN AMENDMENT / CA 21-14: Dennis and Wyonne Kaemingk; KTM Design Solutions – Agent. To amend the Comprehensive Plan to change the Future Land Use from Rural Residential District to Low Density Residential District in accordance with Sections 207, 208, and 508 of the Pennington County Zoning Ordinance

Lots 4, 5, and 6, Block 8, Forest Homes Development Subdivision, Section 6, T1N, R6E, BHM, Pennington County, South Dakota.

11. REZONE / RZ 21-29: Dennis and Wyonne Kaemingk; KTM Design Solutions – Agent. To rezone 2.25 acres from Rural Residential District to Low Density Residential District in accordance with Sections 207, 208, and 508 of the Pennington County Zoning Ordinance.

Lots 4, 5, and 6, Block 8, Forest Homes Development Subdivision, Section 6, T1N, R6E, BHM, Pennington County, South Dakota.

12. LAYOUT PLAT / LPL 21-72: Michael and Joslyn Sullivan. To subdivide and create Tracts 4A and 4B of Schacher Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Tract 4, Schacher Subdivision, Section 24, T1S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Tract 4A and Tract 4B, Schacher Subdivision, Section 24, T1S, R6E, BHM, Pennington County, South Dakota.

13. COUNTY BOARD REPORT
The Board of Commissioners concurred with the Planning Commission's recommendations from their October 25th meeting.

14. ITEMS FROM THE PUBLIC

15. ITEMS FROM THE STAFF

A. Building Permit Report.

16. ITEMS FROM THE MEMBERSHIP

17. 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.