

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
November 12, 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 19, 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@pennco.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 28, 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 12-21:** Ken and Cory Tomovick.
To review a Vacation Home Rental in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 4, Bonanza Bar MC 970, Section 12, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 12-21 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CUR 13-19:** Ken and Cory Tomovick.
To review a Recreational Resort in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Lot 1, Bonanza Bar MC 970, Section 12, T1S, R6E, BHM, Pennington County, South Dakota

To recommend approval of Conditional Use Permit Review / CUR 13-19 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CUR 21-37**: Todd and Deborah Proctor. To review a Recreational Vehicle to be used as temporary living quarters, less than 180 days per calendar year, in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

PT of Hope Placer, MS 1653 aka NW1/4SW1/4NW1/4, Hope Placer MS 1653, Section 9, T1N, R4E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 21-37 with conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CUR 23-34**: Benjamin and Katherine Lee. To review an Accessory Dwelling Unit in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 5, Block 6, Paha Sapa High Country Tract 2, Section 18, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 23-34 with conditions.

END OF CONSENT AGENDA

8. **CONDITIONAL USE PERMIT / COCU 24-0029**: Mike Gennaro. To allow an existing Accessory Dwelling Unit to be located above a detached garage on the subject property in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Tract A, Gennaro Subdivision, Sections 14 and 23, T2S, R6E, BHM, Pennington County, South Dakota.

9. **EXECUTIVE SESSION**

10. **COUNTY BOARD REPORT**

The Board of Commissioners concurred with the Planning Commission's recommendations from the October 16th and October 28th Planning Commission meetings.

11. **ITEMS FROM THE PUBLIC**

12. **ITEMS FROM THE STAFF**

A. Building Permit Report.

13. **ITEMS FROM THE MEMBERSHIP**

14. **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.