

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
November 25, 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 December 3, 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 NOVEMBER 12, 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 16-12:** TC Enterprises, Inc.; Todd Schuetzle – Agent. To review the use of bicycle rentals, ATV rentals, and a retail shop on the subject property in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot D of Lot 13, Rochford Townsite Patent Subdivision, Section 23, T2N, R3E, BHM, Pennington County, South Dakota..

To recommend approval of Conditional Use Permit Review / CUR 16-12 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CUR 20-09:** David and Janelle Goergen. To review using the existing single-wide mobile home as storage in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 2-R, Block 1, Palmer Subdivision Addition, Section 14, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 20-09 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 21-73:** M & M Medical Solutions; Timothy McMahon. To review a Marijuana (Cannabis) Cultivation Facility on the subject property in a Heavy Industrial District in accordance with the Pennington County Zoning Ordinance.

NE1/4SE1/4, Section 32, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend end Conditional Use Permit Review / CUR 21-73, as the applicant has not established the use.

7. **CONDITIONAL USE PERMIT REVIEW / CU 23-37:** Kevin and Renee Eggebraaten. To allow an Accessory Dwelling Unit on the subject property in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 15R Revised, Block 3, Moon Meadow Estates, Section 33, T1N, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 23-37 with conditions.

END OF CONSENT AGENDA

8. **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 October 16, 2024, Planning Commission meeting.)

9. **CONDITIONAL USE PERMIT / COCU 24-0031:** Sheri Tonner; Mehlhaff Construction - Agent. To temporarily live in the existing single-wide mobile while building a single-family residence on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

The subject property is located on E1/2SW1/4NE1/4; E1/2W1/2SW1/4NE1/4; W1/2W1/2SE1/4NE1/4; S1/2SE1/4NW1/4NE1/4; SE1/4 SW1/4NW1/4NE1/4; SW1/4SW1/4NE1/4NE1/4, Section 16, T1S, R7E, BHM, Pennington County, South Dakota.

10. **CONDITIONAL USE PERMIT / COCU 24-0032:** Keith Kuchenbecker; Isaac Almanza - Agent. To allow a multiple-family residence on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Lot 1, JV Subdivision, Section 23, T1S, R5E, BHM, Pennington County, South Dakota.

11. CONDITIONAL USE PERMIT / COCU 24-0030: New Underwood Roping Club. To allow an Event Center on the subject property for the sale of liquor in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

E201 ft of NE1/4SE1/4SW1/4, Section 30, T2N, R11E, BHM, Pennington County, South Dakota.

12. EXECUTIVE SESSION

13. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the November 12th Planning Commission meeting.

14. ITEMS FROM THE PUBLIC

15. ITEMS FROM THE STAFF

A. Temporary Utility-Scale Alternative Energy Moratorium.

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.