

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
November 27, 2023 @ 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 5, 2023, 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, 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 NOVEMBER 13, 2023, 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. **CONDITIONAL USE PERMIT REVIEW / CUR 08-47:** Roger Stockstad. To review a single-wide manufactured home as a permanent residence in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 11AR, Block 7, Eastern Acres Subdivision, Section 11, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit Review / CUR 08-47, as the use is no longer needed.

4. **CONDITIONAL USE PERMIT REVIEW / CUR 21-12:** Kent Przymus. To review a camper to be used as temporary living quarters while working on the property and the cabin during the spring, summer, and fall; up 180 days per calendar year, in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 4 (also in Section 23), Block 9, Dakota Lode Subdivision, Section 14, T2N, R3E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit Review / CUR 21-12 with the applicant's concurrence.

5. **MINOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PUR 22-15:** Darrell Bren. To allow an accessory structure as a primary structure on the subject property in accordance with the Pennington County Zoning Ordinance.

Tract 78R, Rushmore Ranch Estates Subdivision, Section 17, T2S, R7E, BHM, Pennington County, South Dakota.

To recommend to end Minor Planned Unit Development Amendment Review / PUR 22-15, as the use is no longer needed.

END OF CONSENT AGENDA

6. **CONDITIONAL USE PERMIT / CU 23-36:** Daniel and Gretchen Thibault. To allow a Guest House on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

E1/2NW1/4 Less PT Lot 1-3, Section 10, T1S, R6E, BHM, Pennington County, South Dakota.

7. **PRELIMINARY PLAN / PPL 23-24:** Marjorie Helgeson; Davis Engineer - Agent. To reconfigure lot lines in order to create Tract A Revised and Tract B Revised of Alma Subdivision in accordance with the Pennington County Subdivision Regulations.

EXISTING LEGAL: GL14 Less Payton Addition and Less ROW; GL 6 Less Lot 1, 2, and 3 and Less ROW; Lot 3 of SE1/4SW1/4, NE1/4NW1/4 (Also in Section 10); and Tract A of Alma Subdivision, all located in Section 3, T1S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Tract A Revised and Tract B Revised of Alma Subdivision, Sections 3 and 10, T1S, R6E, BHM, Pennington County, South Dakota.

8. **COMPREHENSIVE PLAN AMENDMENT / CA 23-11:** Pactola Heights. To amend the Comprehensive Plan to change the Future Land Use from Rural Residential District to Low Density Residential District in accordance with the Pennington County Zoning Ordinance.

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, and 21 of Block 1; Lot W of Block 1; and Lots 1, 2, 3, 4, 5 and 6 of Block 2, and all located in Pactola Heights Subdivision, Section 28, T2N, R5E, BHM, Pennington County, South Dakota.

(Continued from the November 13, 2023, Planning Commission meeting.)

9. **REZONE / RZ 23-16:** Pactola Heights. To rezone from Rural Residential District to Low Density Residential District in accordance with the Pennington County Zoning Ordinance.

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, and 21 of Block 1; Lot W of Block 1; and Lots 1, 2, 3, 4, 5 and 6 of Block 2, and all located in Pactola Heights Subdivision, Section 28, T2N, R5E, BHM, Pennington County, South Dakota.

(Continued from the November 13, 2023, Planning Commission meeting.)

10. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the November 13, 2023, Planning Commission meeting.

Ordinance Amendment / OA 23-01: To amend Section 319 Vacation Home Rental was denied by the Board of Commissioners.

11. ITEMS FROM THE PUBLIC

12. ITEMS FROM THE STAFF

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.