

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**December 7, 2020 @ 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 15, 2020, 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](mailto: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 NOVEMBER 23, 2020, 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 are recommendations to the Pennington County Board of Commissioners who will make the final decision.

3. **CONDITIONAL USE PERMIT REVIEW / CU 13-27:** David and Nancy Fisher. David and Nancy Fisher. To review an accessory structure (garage/shop) without a principal structure in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Tract D, Circle B Ranch Subdivision, Section 28, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 13-27 with conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 20-10:** Properties by Jenn, LLC; Jennifer Boerger – Agent. To review a Vacation Home Rental in a Limited Agriculture District in accordance with Sections 206, 319, and 510 of the Pennington County Zoning Ordinance.

Lot B of Lot 1 of Lot G of Lot 2, Reno Placer MS 823, Section 2, T2S, R4E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 20-10 for six (6) months to allow the applicant time to address the concerns of the Planning Department.

**END OF CONSENT AGENDA**

5. TAX INCREMENT FINANCE DISTRICT #5: A Tax Increment Finance District (TIF) has been submitted by the City of Box Elder for the purpose of developing Liberty Plaza, which will consist of single-family and multi-family housing, commercial/retail space and Liberty Center to include infrastructure, such as new wells, street and sanitary upgrades. Liberty Center will replace Pride Hanger and serve as Ellsworth AFB community center located in the City of Box Elder. The property is located near the intersection of N. Ellsworth Road and Liberty Boulevard.
  
6. CONDITIONAL USE PERMIT REVIEW / CU 19-04: Michael and Soraya Pellan. To review the transfer of a Vacation Home Rental in a Suburban Residential District in accordance with Sections 208, 319, and 510 of the Pennington County Zoning Ordinance.  
  
Lot 6 Revised, Block D, Edelweiss Mountain Development, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.
  
7. CONDITIONAL USE PERMIT REVIEW / CU 71-04: David Allard. To review an existing mobile home park on the subject property in a General Commercial District in accordance with Sections 206, 305, and 510 of the Pennington County Zoning Ordinance.  
  
Lot 1 of Lot D of SW1/4SE1/4 and RR RTY across Lot 1 of Subdivision of Section 31, 2N-6E, Section 31, T2N, R6E, BHM, Pennington County, South Dakota.  
  
(Continued from the November 23, 2020, Planning Commission meeting.)
  
8. MINOR PLAT / MPL 20-39: Ray and Elizabeth Strand; Fisk Land Surveying - Agent. To combine two lots to create Lot 5RA, Block 2 of Hart Ranch West No. 1 in accordance with Section 400.3 of the Pennington County Subdivision Regulations.  
  
EXISTING LEGAL: Lot 4RA and 5R Revised, Block 2 of Hart Ranch West No. 1, Sections 28 and 29, T1S, R7E, BHM, Pennington County, South Dakota.  
  
PROPOSED LEGAL: Lot 5RA, Block 2 of Hart Ranch West No. 1, Sections 28 and 29, T1S, R7E, BHM, Pennington County, South Dakota.
  
9. CONDITIONAL USE PERMIT / CU 20-29: Jeffery Jamison. To allow for an existing residence to be used as a Guest House on the subject property in a Limited Agriculture District in accordance with Section 206, 318, and 510 of the Pennington County Zoning Ordinance.  
  
Lot 15, Oak Meadows Estates, Section 23, T2S, R6E, BHM, Pennington County, South Dakota.
  
10. LAYOUT PLAN / LPL 20-41: Cory Brown; Fisk Land Surveying - Agent. To create Tracts 17R and 78R of Rushmore Ranch Estates Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.  
  
EXISTING LEGAL: Tract 17 and Tract 78 of Rushmore Ranch Estates, Section 17, T2S, R7E, BHM, Pennington County, South Dakota.  
  
PROPOSED LEGAL: Tract 17R and Tract 78R of Rushmore Ranch Estates, Section 17, T2S, R7E, BHM, Pennington County, South Dakota.

11. MINOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 20-05: Splash City / Ben Morganfield. To amend an existing Planned Unit Development to allow for a swimming pool to be located in the front yard setback in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot 6, Block 2, Sheridan Lake Highlands, Section 34, T1N, R6E, BHM, Pennington County, South Dakota.

12. LAYOUT PLAN / LPL 20-38: Randy and Peggy Sogge, Fisk Land Surveying – Agent. To subdivide and create Lot 3RA and 3RB of Block 2 of Dead Broke Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 3R, Block 2, Dead Broke Subdivision, Section 1, T2S, R4E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 3RA and 3RB of Block 2 of Dead Broke Subdivision, Section 1, T2S, R4E, BHM, Pennington County, South Dakota.

13. LAYOUT PLAN / LPL 20-40: Dale and Luanne Russell. To reconfigure lot lines and create Lots 1 and 2 of Russell Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot A, Lot B, Lot C, and Lot D of Lot 1 of NW1/4SW1/4 and Tract A of NW1/4SW1/4, Section 5, T1N, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 1 and 2 of Russell Subdivision, Section 5, T1N, R6E, BHM, Pennington County, South Dakota.

14. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the November 23, 2020, Planning Commission meeting.

15. ITEMS FROM THE PUBLIC

16. ITEMS FROM THE STAFF

A. Building Permit Report.

17. ITEMS FROM THE MEMBERSHIP

18. 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.**