

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**December 9, 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 17, 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](mailto: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 NOVEMBER 25, 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 18-26:** Kelly and Brenda Hansen. To review a Recreational Vehicle to be used for no more than 180 calendar days on the subject property and to also allow the Recreational Vehicle to be used as temporary living quarters while building a single-family residence on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Lot 3, Block 3, Pactola Estates, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CUR 18-26 with the applicant's concurrence.

5. **CONDITIONAL USE PERMIT REVIEW / CUR 19-08:** Jeffrey Scherr. To review living in a Recreational Vehicle (camper) while building a single-family residence on the subject property in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot D2 Revised of Lot 17, Fort Mead Placer MS 244, Section 8, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CUR 19-08 with the applicant's concurrence.

6. **CONDITIONAL USE PERMIT REVIEW / CUR 22-05:** Scott and Brooke Sturlaugson. To review living in a Recreational Vehicle while building a single-family residence on the subject property in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 18, Ridgeland Heights Subdivision, Section 35, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CUR 22-05, as the use is no longer required.

7. **CONDITIONAL USE PERMIT REVIEW / CUR 22-20:** Shawn and Kelly Dahl. To review living in a Recreational Vehicle less than 180 days in a calendar year in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

W1/2NE1/4, Section 20, T2N, R11E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CUR 22-20 with the applicant's concurrence.

8. **CONDITIONAL USE PERMIT REVIEW / CUR 23-35:** Glynda Rahn. To review an Efficiency Dwelling Unit on the subject property in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 3, Rahn Subdivision, Section 15, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 23-35 with conditions.

9. **CONDITIONAL USE PERMIT REVIEW / CUR 22-38:** Andrew Evens. To review accessory structures, a shop building and loafing shed, prior to a primary structure on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Lot 7, Aldren Addition, Section 33, T2N, R11E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 22-38 with conditions.

10. **MAJOR PLANNED UNIT DEVELOPMENT OVERLAY AMENDMENT REVIEW / PUR 19-09:** Donna Hartshorn. To review an existing Planned Unit Development Overlay to allow for seasonal commercial recreation and amusement structures to include racetracks, miniature golf, paintball, arcade games, and to allow five (5) lighted, on-premise signs to be located within 1,500 feet of a residential district and/or dwelling unit in accordance with the Pennington County Zoning Ordinance.

Lot 4 of Tract E of Government Lot 2 of NW1/4SE1/4, NE1/4SW1/4 and SW1/4SE1/4; and NE1/4SE1/4 less Lot 1, Tract D of NW1/4SE1/4 less Lot 1, all located in Section 3, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Major Planned Unit Development Overlay Amendment Review / PUR 19-09 with conditions.

11. **MINOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PUR 21-16**: Carol and Daniel Cooper. To review an existing Planned Unit Development to allow an accessory structure, a garage, as a primary structure on the subject property in accordance with the Pennington County Zoning Ordinance.

Tract 60, Rushmore Ranch Estates Subdivision, Section 17, T2S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Minor Planned Unit Development Overlay Amendment Review / PUR 21-16 with conditions.

12. **MAJOR PLANNED UNIT DEVELOPMENT OVERLAY AMENDMENT REVIEW / PU 23-02**: Katie Smirnova and Brett Walfish. To review an existing Planned Unit Development Overlay to allow a Specialty Resort in accordance with the Pennington County Zoning Ordinance.

Lot C2, Brassfield Subdivision, Section 28, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Major Planned Unit Development Overlay Amendment Review / PUR 23-02 with conditions.

#### **END OF CONSENT AGENDA**

13. **CONDITIONAL USE PERMIT / COCU 24-0034**: Bradley and Debra Doerr. To allow the use of a proposed tiny home as an Accessory Dwelling Unit in Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 4, Block 1, Palmer Subdivision Addition, Section 14, T2N, R6E, BHM, Pennington County, South Dakota.

14. **PRELIMINARY PLAN / COPPL 24-0013**: Lyle and Malinda Powell. To create Rudd Tract Revised and Slim Tract Subdivision in accordance with the Pennington County Subdivision Regulations.

EXISTING LEGAL: Rudd Tract and S1/2S1/2SE1/4SE1/4, Section 8, T2S, R8E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Rudd Tract Revised and Slim Tract Subdivision, Section 8, T2S, R8E, BHM, Pennington County, South Dakota.

15. VACATION OF PLAT / COVPL 24-0007: Dan and Lucile Sandven. To vacate a platted private Right-of-Way located on the subject properties in Section 34, T1S, R5E, BHM.  

Lot C-16, Lot C-9 Revised, and Lot C-10 of Wolframite Estates, Section 34, T1S, R5E, BHM, Pennington County, South Dakota.
16. COMPREHENSIVE PLAN AMENDMENT / COCA 24-0010: Storage Place, Inc./Chris Hamm; Advanced Design - Agent. To amend the Comprehensive Plan to change the Future Land Use from Planned Unit Development District to Commercial District in accordance with the Pennington County Zoning Ordinance.  

That PT of E1/2NE1/4SE1/4 lying outside the City of Rapid City Corporate Boundaries Less ROW, Section 29, T1N, R7E, BHM, Pennington County, South Dakota.
17. REZONE / CORZ 24-0008: Storage Place, Inc./Chris Hamm; Advanced Design - Agent. To rezone from Planned Unit Development District to Commercial District in accordance with the Pennington County Zoning Ordinance.  

That PT of E1/2NE1/4SE1/4 lying outside the City of Rapid City Corporate Boundaries Less ROW, Section 29, T1N, R7E, BHM, Pennington County, South Dakota.
18. CONDITIONAL USE PERMIT / COCU 24-0033: Storage Place, Inc./Chris Hamm; Advanced Design - Agent. To allow an existing storage unit business on the subject property in a proposed Commercial District (currently zoned Planned Unit Development District) in accordance with the Pennington County Zoning Ordinance.  

That PT of E1/2NE1/4SE1/4 lying outside the City of Rapid City Corporate Boundaries Less ROW, Section 29, T1N, R7E, BHM, Pennington County, South Dakota.
19. 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.

(Continued from the November 25, 2024, Planning Commission meeting.)
20. EXECUTIVE SESSION
21. COUNTY BOARD REPORT  

The Board of Commissioners concurred with the Planning Commission's recommendations from the November 25<sup>th</sup> Planning Commission meeting.
22. ITEMS FROM THE PUBLIC
23. ITEMS FROM THE STAFF  

A. Building Permit Report.
24. ITEMS FROM THE MEMBERSHIP
25. 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.**