

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
December 11, 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 19, 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@penmco.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 27, 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 20-31**: Cindy Wasson. To review a single-wide mobile home to be used as a single-family residence in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Lot 2, Kaur Subdivision, Section 30, T2N, R10E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit Review / CUR 20-31 with the applicant's concurrence.

4. **CONDITIONAL USE PERMIT REVIEW / CUR 22-20**: Shawn and Kelly Dahl. To review a Recreational Vehicle to be lived in on the subject property 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 approval of Conditional Use Permit Review / CUR 22-20 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CUR 22-29**: Angelia and Ross Dale. To review an accessory structure, a garage, as a primary structure on the subject property in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

All Less Lot AR1, Less Glendale Subdivision and Less ROW, Iron Creek Lode MS 1111, Section 14, T2S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 22-29 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CUR 22-45**: Lynn Hanson. To review an Efficiency Dwelling Unit on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Lot 1, Hanson Heights Subdivision, Section 19, T2S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 22-45 with conditions.

7. **PLANNED UNIT DEVELOPMENT REVIEW / PUR 05-09**: Richard Sterkel. To review an existing Planned Unit Development in accordance with the Pennington County Zoning Ordinance.

Lots 1, 2, and 3 of Morrison Subdivision, Section 14, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Planned Unit Development Review / PUR 05-09 with conditions.

8. **MAJOR PLANNED UNIT DEVELOPMENT OVERLAY AMENDMENT REVIEW / PU 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 to continue Major Planned Unit Development Overlay Amendment Review / PUR 19-09 to the January 22, 2024, Planning Commission meeting in order for the applicant to work with the City of Rapid City to obtain approved Operating Permits for the existing on-site wastewater treatment systems on the property.

9. **MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PUR 22-02:** Aaron Olson. To review an existing Planned Unit Development to allow 20 full-service Recreational Vehicle sites; 5 cabins to be constructed within the existing 20' x 80' building; and a caretaker/manager's residence to include an office building in accordance with the Pennington County Zoning Ordinance.

Tract A Less Lot H1, Rapid City Placer MS 614, Section 21, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Major Planned Unit Development Amendment Review / PUR 22-02 with conditions.

10. **MINOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PU 22-14:** Bryon and Kristin Mobley. To review the existing Planned Unit Development to remove a condition of approval of the Planned Unit Development in order to vacate a portion of the Access and Utility Easement on the subject property in accordance with the Pennington County Zoning Ordinance.

Lot 5, Block 4, Sheridan Lake Highlands, Section 2, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Minor Planned Unit Development Amendment Review / PUR 22-14 with conditions.

END OF CONSENT AGENDA

11. **MINOR PLAT / MPL 23-25:** Richard and Christine Vanness. To subdivide and create Lots 1 and 2 of Vanness Subdivision in accordance with the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot M of SW1/4SW1/4; Lot M of SE1/4SE1/4 of Section 15 in Section 14, T1N, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1 and Lot 2 of Vanness Subdivision, Sections 14 and 15, T1N, R5E, BHM, Pennington County, South Dakota.

12. **CONDITIONAL USE PERMIT / 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.

- 13. CONDITIONAL USE PERMIT / CU 23-38: Peaceful Valley Hideaway, LLC (William and Valerie Landis); Connor Donohoe - Agent. To allow a Vacation Home Rental in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot C of Lot 2, New York Subdivision, Section 24, T2N, R5E, BHM, Pennington County, South Dakota.

- 14. PRELIMINARY PLAN / PPL 23-26: Free Range Rentals, LLC. To subdivide and create Lots A and B of Free Range Addition in accordance with the Pennington County Subdivision Regulations.

EXISTING LEGAL: Tract A of Willison B White HES No. 2440 and That PT of the W1/2NE1/4 lying E of Tract A of Willison B White Homestead, HES #2440 and W of Gold Mountain Subdivision, Section 14, T1S, R4E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots A and B of Free Range Addition, Section 14, T1S, R4E, BHM, Pennington County, South Dakota.

- 15. CONDITIONAL USE PERMIT / CU 23-35: Saint Patrick, LLC; Doyle Estes - Agent. To allow a manager/caretaker’s residence on the subject property in a Commercial District in accordance with the Pennington County Zoning Ordinance.

Lot B of NW1/4NE1/4, Section 9, T1N, R6E, BHM, Pennington County, South Dakota.

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

- 16. COUNTY BOARD REPORT
The Board of Commissioners concurred with the Planning Commission’s recommendations from the November 27, 2023, Planning Commission meeting.

- 17. ITEMS FROM THE PUBLIC

- 18. ITEMS FROM THE STAFF

 - A. Building Permit Report.

- 19. ITEMS FROM THE MEMBERSHIP

- 20. 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.