

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
December 21, 2020 @ 2:00 p.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 January 5, 2021, 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 DECEMBER 7, 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 71-04:** David Allard. To review an existing mobile home park on the subject property in a General Commercial District in accordance with Sections 209, 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 December 7, 2020, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 71-04 with conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 16-30:** Paul and Carol Niemann. To review an accessory structure, pole barn, prior to a primary structure on the subject property in a General Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot O of SE1/4SE1/4, Section 15, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-30 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 16-32:** Lynn and Gloria Smith. To review an existing single-family residence to be used as a ranch hand's residence in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

GL 2 Less ROW; S1/2NE1/4; SE1/4 Less 1AC and PT Lot 1 S of RR ROW, Section 2, T1N, R11E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-32 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 18-42:** Keith and Sandra Lockner. To allow for a Home Occupation in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 11, Block 5, Green Valley Estates, Section 23, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 18-42 with conditions.

END OF CONSENT AGENDA

7. **CONDITIONAL USE PERMIT / CU 20-30:** Jay and Mary Smith. To allow a single-wide mobile home to be used as a single-family residence in a General Agriculture District in accordance with Sections 205, 304, and 510 of the Pennington County Zoning Ordinance.

W1/2E1/2NW1/4NW1/4, Section 17, T2N, R8E, BHM, Pennington County, South Dakota.

8. **CONDITIONAL USE PERMIT / CU 20-31:** Cindy Wasson. To allow a single-wide mobile home to be used as a single-family residence in a General Agriculture District in accordance with Sections 205, 304, and 510 of the Pennington County Zoning Ordinance.

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

9. LAYOUT PLAN / LPL 20-42: Tim and Terra Duda. To reconfigure lot lines to create Lot 17R and Lot 23R, Block D of Edelweiss Mountain Development Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 17, Lot 18, and Lot 23, Block D of Edelweiss Mountain Development Subdivision, Sections 17 and 20, T1N, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 17R and Lot 23R, Block D of Edelweiss Mountain Development Subdivision, Sections 17 and 20, T1N, R5E, BHM, Pennington County, South Dakota.

10. LAYOUT PLAN / LPL 20-43: Alvin and Lois Rudd. To create Rudd Tract and Lot 8R in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: S660 ft of E660 ft of Lot 10 in SE1/4SW1/4 (or SE1/4SE1/4SW1/4) and SE1/4NE1/4; Lot 2 in NE1/4NE1/4 Less Lot H-1; Lot 10 in SE1/4SW1/4 Less S660 ft of E660 ft; Lot 4 in NW1/4NE1/4; Lot 6 in SW1/4NE1/4; Lot 8 in NE1/4SW1/4; 50 ft Wide Strip in W1/2NE1/4 Lying NWLY of Said Lots 4 and 6 and SELY of RR ROW; NE1/4SE1/4; W1/2SE1/4; N1/2S1/2SE1/4SE1/4; N1/2SE1/4 SE1/4, Section 8, T2S, R8E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Rudd Tract and Lot 8R, Section 8, T2S, R8E, BHM, Pennington County, South Dakota.

11. ORDINANCE AMENDMENT / OA 20-07: Pennington County. To amend Section 200 “Establishment of Zoning Districts and Map Reference” [to amend and supersede the existing Section 200 “Establishment of Zoning Districts and Map Reference”].

12. ORDINANCE AMENDMENT / OA 20-08: Pennington County. To amend Section 100 “Statutory Authorization and Jurisdiction” [to amend and supersede the existing Section 100 “Statutory Authorization and Jurisdiction”].

13. ORDINANCE AMENDMENT / OA 20-09: Pennington County. To amend Section 300 “Supplementary Regulations” to include and reserve Section 321 – for Hard Rock Mining [to amend and supersede the existing Section 300 “Supplementary Regulations”] and to amend Section 204-G “Special Animal Keeping Regulations” and add it as Section 322 [to amend and supersede the existing Section 204-G “Special Animal Keeping Regulations”].

14. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission’s recommendations from the December 7, 2020, Planning Commission meeting.

15. ITEMS FROM THE PUBLIC

16. ITEMS FROM THE STAFF

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.