

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**September 11, 2017 @ 9:00 a.m.**

County Commissioners' Meeting Room - Pennington County Administration Building

Recommendations of the Planning Commission on items from this agenda will be considered by the Board of Commissioners at their regular meeting on September 21, 2017, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE AUGUST 28, 2017, MINUTES
2. APPROVAL OF THE AGENDA

**CONSENT CALENDAR**

The following items have been placed on the Consent Calendar 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 Calendar, 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 08-39:** Patrick and Marlene Sheely. To review an accessory structure prior to a primary structure in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot 2, Koupal Estates Subdivision, Section 14, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 08-39 with eight (8) conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 13-18:** Rochford Community Club; Anna Burleson – Agent. To review a Community Center in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 4, Block 2 of Dakota Lode M.S. 2109, and Part of Lot 1 (26' x 60' in NE Corner), Block 3 of Dakota Lode M.S. 2109, Section 23, T2N, R3E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 13-18 with nine (9) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 15-23:** Perry and Gretchen Strombeck. To review a caretaker's residence on the subject property in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 1, Strombeck Subdivision, Section 34, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 15-23 with seven (7) conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 15-24:** Founding Fathers, LLC / Don Perdue. To review a bell tower sign to be 50 feet tall with the total height of the letters to be 35 feet tall in a Highway Service District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

Lot A of SW1/4SW1/4; Lot A1 of Lot H2 of SW1/4SW1/4; Section 3, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 15-24 to the October 9, 2017, Planning Commission meeting.

7. **CONDITIONAL USE PERMIT REVIEW / CU 15-25:** Rushmore Shadows, LLC; Gene Addink – Agent. To review a Recreational Resort with the addition of 45 RV sites to the subject property in a Highway Service District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

Tract A Less E350 feet of N900 feet and Tract 3A of Lot 3 of SW1/4SE1/4, located in Section 7, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 15-25 to the September 25, 2017, Planning Commission meeting.

8. **CONDITIONAL USE PERMIT REVIEW / CU 16-20:** Perry or Vicki Van Newkirk. To review an accessory structure, a pole barn, prior to a principal structure on the subject property in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 48 (includes 48A), Burns Placers #697, Section 14, T1S, R4E, BHM, Pennington County, South Dakota.

(Continued from the August 28, 2017, Planning Commission meeting.)

To recommend to continue the review of Conditional Use Permit / CU 16-20 to the September 25, 2017, Planning Commission meeting.

9. **CONDITIONAL USE PERMIT REVIEW / CU 16-27:** Gene and Carllen Van Der Wert; Collin Goodwin – Agent (Thrive Properties, LLC). To review a Vacation Home Rental on the subject property in a Low Density Residential District in accordance with Sections 207-C-18, 319, and 510 of the Pennington County Zoning Ordinance.

Lot K, Brechtel #1, Section 34, T1S, R5E, BHM, Pennington County, South Dakota

To recommend to continue the review of Conditional Use Permit / CU 16-27 to the October 9, 2017, Planning Commission meeting.

10. **CONDITIONAL USE PERMIT REVIEW / CU 16-29:** Highmark, Inc. To review a contractor's storage yard on the subject property during the construction of the Rapid City Southside Sewer Line Project in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

NE1/4NE1/4, Section 27, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-29 with twelve (12) conditions.

11. **VACATION OF EASEMENT / VE 17-04:** Dana Rogers. To vacate / relocate an existing access easement and to add a forty (40) foot wide private access easement.

Tract 6 (also in Section 32), Summit Peak Estates Subdivision, Section 33, T1S, R5E, BHM, Pennington County, South Dakota.

(Continued from the August 28, 2017, Planning Commission meeting.)

To recommend to continue Vacation of Easement / VE 17-04 to the October 23, 2017, Planning Commission.

12. **MINOR PLAT / PL 17-23 AND SUBDIVISION REGULATIONS VARIANCE / SV 17-08:** Dustin Hunsaker. To create Lot 2 and Lot 3 of Lower Spring Creek Subdivision and to waive platting requirements in accordance with Sections 400.3 and 700.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: S1/2SE1/4 W of RR ROW less Lot 1 Lower Spring Creek Sub and less Old Folsom Road, Section 22, T1S, R8E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 2 and Lot 3 of Lower Spring Creek Subdivision, Section 22, T1S, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Subdivision Regulations Variance / SV 17-08 and approval of Minor Plat / PL 17-23 with ten (10) conditions.

**END OF CONSENT CALENDAR**

13. PLANNED UNIT DEVELOPMENT REVIEW / PU 06-07: Rapid City MHP, LLC. (Cimarron Mobile Home Park). To review a Planned Unit Development to allow a mobile home park in accordance with Section 213 of the Pennington County Zoning Ordinance.

Tract C of Lot B of NE1/4 NW1/4 less Pengra Subdivision, Section 17, T2N, R7E, BHM, Pennington County, South Dakota.

(Continued from the August 14, 2017, Planning Commission meeting.)

14. CONDITIONAL USE PERMIT / CU 17-28: Laura Pankratz; Ken Nash – Agent. To allow for three existing signs to be relocated on the subject property, to allow for the three existing signs to be located within 1,500 feet of a residential zoning district/dwelling unit, and to allow for the three existing signs to be located closer to each other than the requirement of no signs shall be located no closer than 1,500 feet from all other signs in a Highway Service District in accordance with Sections 210, 312, and 510 of the Pennington County Zoning Ordinance.

SE1/4SW1/4 LESS NE1/4NE1/4SE1/4SW1/4; That PT of SW1/4SW1/4 Lying South of Right-of-Way; NE1/4NE1/4SW/14SE1/4, Section 22, T1S, R6E, BHM, Pennington County, South Dakota.

(Continued from the August 28, 2017, Planning Commission.)

15. COUNTY BOARD REPORT  
The Board of Commissioners concurred with the Planning Commission's recommendations from their August 14th and August 28th Planning Commission meetings, with the exception of Vacation of Plat (Walter Horton). This item was continued at the request of the Board and will be heard at the September 21<sup>st</sup> Board of Commissioner's meeting.

16. ITEMS FROM THE PUBLIC

17. ITEMS FROM THE STAFF

- A. Building Permit Report.
- B. Comprehensive Plan Meetings – Update.

18. ITEMS FROM THE MEMBERSHIP

19. 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.**