AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
January 28, 2019 @ 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 February 5, 2019, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE JANUARY 14, 2019, 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 14-33**: Lenora and Larry Ruland. To review a single-wide mobile home to be used as a permanent residence in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

   W1/2SE1/4 Less Tract 1 Ruland Ranch Add less Dedicated Right-of-Way, Section 24, T1S, R16E, BHM, Pennington County, South Dakota.

   To recommend approval of the extension of Conditional Use Permit / CU 14-33 with eight (8) conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 17-44**: Jeff Miller. To review a Vacation Home Rental on the subject property in a Low Density Residential District in accordance with Sections 207, 319, and 510 of the Pennington County Zoning Ordinance.

   Tract 1, Annie Lode MS 1721, Section 22, T1S, R5E, BHM, Pennington County, South Dakota.

   To recommend approval of the extension of Conditional Use Permit / CU 17-44 with fifteen (15) conditions.
5. **CONDITIONAL USE PERMIT REVIEW / CU 17-50**: Benjamin Shilling. To review a gunsmithing business on the subject property in a Limited Agriculture District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 5, Hidden Springs Ranchettes #2, Section 31, T2N, R9E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 17-50 to the February 25, 2019, Planning Commission meeting.

**END OF CONSENT AGENDA**

6. **REZONE / RZ 18-12 AND COMPREHENSIVE PLAN AMENDMENT / CA 18-11**: Borglum Historical Center, Inc., Duane Pankratz; Ken Nash – Agent. To rezone 19.419 acres from General Agriculture District to General Commercial District, for proposed Lot 1, and to rezone 1.953 acres from General Agriculture District to General Commercial District, for proposed Lot 2, and to amend the Comprehensive Plan to change the Future Land Use from Low Density Residential District to General Commercial District in accordance with Sections 205, 207, 209, and 508 of the Pennington County Zoning Ordinance.

Proposed Lot 1: Commencing at the Section ¼ Corner common to Sections 13 and 14, T1S, R6E, BHM, common to the northeasterly corner of Lot 13 of Stratmeyer Addition, and common to the southerly boundary of said Lot 1, a distance of 150.29', to the southeasterly corner of said Lot 1, common to the southerly boundary of said Lot 5, a distance of 378.55', to the southeasterly corner of said Lot 5, common to the westerly boundary of said Lot 1, a distance of 176.94', and common to the northerly edge of US Highway 16 right-of-way; Thence, fourth course: S 47°32'31" W a distance of 471.73'; Thence, ninth course: S 62°31'10" W a distance of 383.76', to a
point on the section line common to said Sections 13 and 14, common to a point on the
easterly boundary of Tract A Revised of Hull Subdivision; Thence eleventh course: N
00°07'28" E, along the section line common to said Sections 13 and 14, common to the
easterly boundary of said Tract A Revised, a distance of 402.40, to the northeasterly
corner of said Tract A Revised; Thence twelfth course: N 00°01'51" W, along the section
line common to said Sections 13 and 14, a distance of 150.60', to the southeasterly corner
of said Lot 13; Thence thirteenth course: N 00°08'21" E, along the section line common
to said Sections 13 and 14, common to the easterly boundary of said Lot 13, distance of
510.62', to the said point of beginning. Said Parcel contains 19.419 acres more or less,
Section 13, T1S, R6E, BHM, Pennington County, South Dakota.

Proposed Lot 2: Commencing at the southwesterly corner of Tract A Revised of Hull
Subdivision, common to a point on the section line common to Sections 13 and 14, T1S,
R6E, BHM, and the point of beginning; Thence, first course: N 00°07'28" E, along
easterly boundary of said Tract A Revised, common to said section line, a distance of
64.32'; Thence, second course: N 62°31'10" E a distance of 383.76'; Thence, third
course: N 58°43'08" E a distance of 359.10'; Thence, fourth course: N 47°32'31" E a
distance of 471.73'; Thence, fifth course: N 40°55'54" E a distance of 252.61'; Thence,
sixth course: S 49°04'06" E a distance of 57.00', to a point on the northerly edge of US
Highway 16 right-of-way; Thence, seventh course: S 40°55'54" W, along the northerly
edge of said right-of-way, a distance of 255.91'; Thence, eighth course: S 47°32'31" W,
along the northerly edge of said right-of-way, a distance of 480.60'; Thence, ninth course:
S 58°43'08" W, along the northerly edge of said right-of-way, a distance of 366.57';
Thence, tenth course: S 62°31'10" W, along the northerly edge of said right-of-way, a
distance of 415.46', to the said point of beginning. Said Parcel contains 1.953 acres more
or less, Section 13, T1S, R6E, BHM, Pennington County, South Dakota.

7. CONSTRUCTION PERMIT / CP 18-10: Cross Country Real Estate. To grade in order
to flatten the area to receive 4" gravel for a new parking lot.

Unplatted Portion of S1/2SW1/4NW1/4; PT of NW1/4SW1/4 N and E of HWY ROW
less that PT within Rapid City Boundary, Section 10, T1N, R8E, BHM, Pennington
County, South Dakota.

8. ORDINANCE AMENDMENT / OA 19-01: Pennington County. To consider the
amendment / adoption of the Comprehensive Plan.

9. MOTION TO SCHEDULE SPECIAL PLANNING COMMISSION MEETING(S)
REGARDING CROELL, INC.'S APPLICATIONS FOR MINING AND
CONSTRUCTION PERMITS.

10. COUNTY BOARD REPORT
The Board of Commissioners will hear the Planning Commission’s recommendations
from the January 14, 2019, meeting at their February 5th meeting.

11. ITEMS FROM THE PUBLIC
12. ITEMS FROM THE STAFF

13. ITEMS FROM THE MEMBERSHIP

14. 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.