

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

County Commissioners' Meeting Room - Pennington County Administration Building

MEMBERS PRESENT: Travis Lasseter, Rich Marsh, Kathryn Johnson, Sonny Rivers, and Ron Buskerud.

STAFF PRESENT: Brittney Molitor, Cassie Bolstad, PJ Conover, Amy Riddering, Frank Waisath, Michael Hoffmann (SAO), and Jeri Ervin.

ROLL CALL

1. APPROVAL OF THE AUGUST 28, 2017, MINUTES  
**Moved by Johnson and seconded by Rivers to approve the Minutes of the August 28, 2017, Planning Commission meeting. Vote: unanimous 5 to 0.**

2. APPROVAL OF THE AGENDA  
**Moved by Marsh and seconded by Johnson to approve the Agenda of the September 11, 2017, Planning Commission meeting. Vote: unanimous 5 to 0.**

**Moved by Marsh and seconded by Johnson to approve the Consent Calendar of the September 11, 2017, Planning Commission meeting. Vote: unanimous 5 to 0.**

**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 approve of the extension of Conditional Use Permit / CU 08-39 with the following eight (8) conditions:**

1. That a Building Permit be obtained to finish the living quarters in the pole barn prior to the work being started, which requires a site plan to be reviewed and approved by the Planning Director;
2. That a Building Permit be obtained for any structure exceeding 144 square feet or located on a permanent foundation, which requires a site plan to be reviewed and approved by the Planning Director;
3. That the applicant ensures all natural drainage paths are maintained and not blocked;
4. That the address for the property continue to be posted on the pole barn and at the cul-de-sac in accordance with Pennington County's Ordinance #20;
5. That proper setbacks be maintained for any construction on the property;
6. That the pole barn be used for personal use only and no commercial-type uses;
7. That the pole barn may not be used as a rental on a nightly, weekly, or yearly-basis; and,
8. That this Conditional Use Permit be reviewed in two (2) years, on a complaint basis, or as directed by the Pennington County Planning Commission or Board of Commissioners to verify that all Conditions of Approval are being met.

**Vote: unanimous 5 to 0.**

4. **CONDITIONAL USE PERMIT REVIEW / CU 13-18:** Rochford Community Club; Anna Burluson – 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 approve of the extension of Conditional Use Permit / CU 13-18 with the following nine (9) conditions:**

1. That information regarding the portable toilet located on-site be made available to the Planning Department upon request, including the name of facility handling the waste, the schedule of the pumping, and pumping receipts;

2. That prior to any expansion of the Rochford Community Hall, including issuance of a Building Permit for the proposed addition, the existing on-site wastewater disposal system be reviewed and approved by the South Dakota Department of Environment and Natural Resources;
3. That no parking be allowed over the holding tank and the applicant take the necessary measures to ensure this;
4. That the outhouse structure continue to be used for storage only and not as a restroom facility, unless a vault privy is installed, in which approval of an On-site Wastewater Construction Permit would be required;
5. That a Building Permit be obtained for the proposed addition;
6. That a Sign Permit be obtained prior to the installation of any new signs on the property;
7. That the property not be used for overnight accommodations by any campers or RVs;
8. That the applicant signs the Statement of Understanding within seven (7) business days of approval of the extension of Conditional Use Permit / CU 13-18, which is available at the Planning Office; and,
9. That this Conditional Use Permit be reviewed in five (5) years, on a complaint basis, or as directed by the Pennington County Planning Commission and/or Board of Commissioners to verify that all Conditions of Approval are being met.

**Vote: unanimous 5 to 0.**

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 approve of the extension of Conditional Use Permit / CU 15-23 with the following seven (7) conditions:**

1. That the addresses for both the existing single-family residence and the proposed caretaker's residence be posted in accordance with Pennington County's Ordinance #20 on each residence and so that they are visible from Horse Creek Road;

2. That an updated Doctor's note be provided during each review and that the caretaker's residence be removed from the property once care is no longer needed for Clay Strombeck, either by removing the range to make the space a studio, or brought into compliance with the Pennington County Zoning Ordinance;
3. That a Building Permit be obtained for any structure exceeding 144 square feet or permanently anchored to the ground which requires a site plan to be reviewed and approved by the Planning Director;
4. That all structures be located outside of the 100-year floodplain boundary or an approved Floodplain Development Permit is obtained prior to Building Permit approval;
5. That all future structures meet the minimum required setbacks for a Low Density Residential District or an approved Setback Variance be obtained prior to Building Permit approval;
6. That the applicant signs the Statement of Understanding within seven (7) business days of approval of Conditional Use Permit /CU 15-23, which is available at the Planning Office; and,
7. That this Conditional Use Permit be reviewed in two (2) years, on a complaint basis, or as deemed necessary by the Planning Commission or County Board of Commissioners to verify that all Conditions of Approval are being met.

**Vote: unanimous 5 to 0.**

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

**Vote: unanimous 5 to 0.**

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 continue the review of Conditional Use Permit / CU 15-25 to the October 23, 2017, Planning Commission meeting.**

**Vote: unanimous 5 to 0.**

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

**Vote: unanimous 5 to 0.**

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

**Vote: unanimous 5 to 0.**

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 approve of the extension of Conditional Use Permit / CU 16-29 with the following twelve (12) conditions:**

- 1. That an address be assigned and posted at the entrance to the storage yard in accordance with Ordinance #20;**
- 2. That emergency contact information for the storage yard continue to be posted at the entrance of the storage yard;**
- 3. That dust control measures continue to be implemented to reduce the amount of dust from trucks leaving and entering the storage yard;**
- 4. That if chemicals, fuel, and refuse are stored on the site, they have secondary containment;**
- 5. That erosion control measures continue to be implemented around the site to prevent sediment leaving the site;**
- 6. That tracking control measures continue to be implemented at the entrance/exit to Reservoir Road from the storage yard;**
- 7. That adequate space is continually provided for parking in the storage yard;**
- 8. That if the borrow area will equal or exceed 10,000 square feet of disturbance, that a Construction Permit is obtained;**
- 9. That upon completion of the project, all equipment, structures, and stockpiles associated with the temporary construction storage yard must be removed;**
- 10. That measures are taken to ensure that the Cyclone Ditch is continually protected from sediment entering the ditch;**
- 11. That the site is revegetated as required in Section 507(A) of the Pennington County Zoning Ordinance and the Pennington County Storm Water Quality Manual;**
- 12. That this Conditional Use Permit be reviewed in March 2017 on a complaint basis, or as directed by the Planning Commission and/or Board of Commissioners to verify that all Conditions of Approval are being met.**

**Vote: unanimous 5 to 0.**

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

**Vote: unanimous 5 to 0.**

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 to waive submittal of road construction plans and road improvements; to waive scale of the plat to be no greater than 1" = 100'; to waive topography information at a five (5) foot contour interval; and, approval of Minor Plat / PL 17-23 with the following ten (10) conditions:**

1. **That prior to the plat being recorded at the Register of Deeds, the applicant meet with the Planning Director and bring the proposed completed plat in for review. If further changes are identified prior to recording of the document, the mylar be updated prior to filing with the Register of Deeds;**
2. **That prior to the plat being recorded with the Register of Deeds, eight (8) foot minor drainage and utility easements continue to be dedicated on the interior sides of all lot lines, or an approved Subdivision Regulations Variance be obtained waiving this requirement;**
3. **That prior to the plat being recorded with the Register of Deeds, the Plat Heading is changed per Register of Deeds comments;**
4. **That prior to the plat being recorded with the Register of Deeds, the indicated "17' Public Road Easement" continue to appear on the Plat;**

5. That the applicant ensures that all natural drainage ways are maintained and are not blocked;
6. That existing and future addresses be properly posted on structures in accordance with Pennington County's Ordinance #20;
7. That the Certifications on the plat be in accordance with Section 400.3.1.n of the Pennington County Subdivision Regulations;
8. That prior to the plat being recorded with the Register of Deeds, the plat meets all other applicable requirements of the Pennington County Subdivision Regulations, or an approved Subdivision Regulations Variance be obtained waiving any of these requirements that are not met;
9. That prior to approval of any Building Permits, the applicant obtain approval for the location ingress and egress for proposed Lot 2 and obtain any additional permits required for their construction; and,
10. That the applicant signs the Statement of Understanding (SOU) within ten (10) business days of approval of Minor Plat / PL 17-23 and Subdivision Regulations Variance / SV 17-08. The SOU is available at the Planning Office.

**Vote: unanimous 5 to 0.**

#### **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.)

Conover stated this is a review of the applicant's Planned Unit Development (Cimarron Mobile Home Park).

Staff recommended approval of the extension of Planned Unit Development / PU 06-07 with the following twenty (20) conditions:



1. That the PUD has a maximum of 51 mobile home spaces, one duplex, two stick-built structures and a total of 75 storage units;
2. That each mobile home space be allowed one mobile home, manufactured home or modular home (single-wide or double-wide);
3. That upon removal of the camper from lot 127, a camper not be allowed to replace it, and any future homes moved onto the property shall be in compliance with Condition #2;
4. That the mobile homes shall have a minimum 20-foot separation between units;
5. That decks and/or porches be allowed as accessory structures to each mobile home with the approval of a Building Permit, if necessary;
6. That the mobile homes shall have a minimum front yard setback of ten (10) feet from all access roads within the mobile home park and a setback of twenty-five (25) feet from exterior property lines;
7. That the mobile homes maintain a minimum ten (10) foot rear yard and side yard setback from interior lot lines;
8. That each mobile home space have a minimum of two (2) off-street parking spaces, and that each parking space shall not be less than nine (9) feet by eighteen (18) feet, surfaced with gravel, concrete or asphalt and be maintained in such a manner that no dust will result from continuous use;
9. That 13 visitor parking spaces are provided. Each space must measure a minimum of nine (9) feet by eighteen (18) feet, be surfaced in gravel, concrete or asphalt and be maintained in a dust free manner;
10. That a Building Permit shall be obtained for the removal or placement of mobile homes or manufactured homes on the property;
11. That an approved Building Permit be obtained for any structure(s) exceeding 144 square feet or permanently anchored to the ground, which requires a site plan to be reviewed and approved by the Planning Director;
12. That the mobile home park be provided with an on-site management office;
13. That all the interior streets shall be a minimum of 25 feet in width and surfaced with gravel, concrete or asphalt and be maintained in a dust free manner as required by Section 105;

14. That prior to the placement of mobile homes or any other structures within the 100-year floodplain, a Floodplain Development Permit shall be submitted for review and approval;
15. That prior to any repair or replacement of the wastewater disposal system, the S.D. Department of Environment and Natural Resources and the Pennington County Environmental Planner shall review and approve the work and a Floodplain Development Permit shall be obtained for any work within the 100-year floodplain;
16. That the storage units be used exclusively for storage and not retail business activities;
17. That each unit has an individual address that must be posted so it is clearly visible in accordance with Pennington County's Ordinance #20;
18. That the Planning Director may allow additional development or construction which is consistent with the existing development on this property. Significant changes in the use or impacts on adjacent land uses as determined by the Planning Director shall require an amendment to this Planned Unit Development;
19. That the first 100 feet off of Sturgis Road be continually hard surfaced; and,
20. That Planned Unit Development / PU 06-07 be reviewed in two (2) years, on a complaint basis, or as directed by the Pennington County Planning Commission or Board of Commissioners to verify that all Conditions of Approval are being met.

Discussion followed.

**Moved by Marsh and seconded by Johnson to approve of the extension of Planned Unit Development / PU 06-07 with the following twenty (20) conditions:**

- 1. That the PUD has a maximum of 51 mobile home spaces, one duplex, two stick-built structures and a total of 75 storage units;**
- 2. That each mobile home space be allowed one mobile home, manufactured home or modular home (single-wide or double-wide);**
- 3. That upon removal of the camper from lot 127, a camper not be allowed to replace it, and any future homes moved onto the property shall be in compliance with Condition #2;**
- 4. That the mobile homes shall have a minimum 20-foot separation between units;**

5. That decks and/or porches be allowed as accessory structures to each mobile home with the approval of a Building Permit, if necessary;
6. That the mobile homes shall have a minimum front yard setback of ten (10) feet from all access roads within the mobile home park and a setback of twenty-five (25) feet from exterior property lines;
7. That the mobile homes maintain a minimum ten (10) foot rear yard and side yard setback from interior lot lines;
8. That each mobile home space have a minimum of two (2) off-street parking spaces, and that each parking space shall not be less than nine (9) feet by eighteen (18) feet, surfaced with gravel, concrete or asphalt and be maintained in such a manner that no dust will result from continuous use;
9. That 13 visitor parking spaces are provided. Each space must measure a minimum of nine (9) feet by eighteen (18) feet, be surfaced in gravel, concrete or asphalt and be maintained in a dust free manner;
10. That a Building Permit shall be obtained for the removal or placement of mobile homes or manufactured homes on the property;
11. That an approved Building Permit be obtained for any structure(s) exceeding 144 square feet or permanently anchored to the ground, which requires a site plan to be reviewed and approved by the Planning Director;
12. That the mobile home park be provided with an on-site management office;
13. That all the interior streets shall be a minimum of 25 feet in width and surfaced with gravel, concrete or asphalt and be maintained in a dust free manner as required by Section 105;
14. That prior to the placement of mobile homes or any other structures within the 100-year floodplain, a Floodplain Development Permit shall be submitted for review and approval;
15. That prior to any repair or replacement of the wastewater disposal system, the S.D. Department of Environment and Natural Resources and the Pennington County Environmental Planner shall review and approve the work and a Floodplain Development Permit shall be obtained for any work within the 100-year floodplain;
16. That the storage units be used exclusively for storage and not retail business activities;

17. That each unit has an individual address that must be posted so it is clearly visible in accordance with Pennington County's Ordinance #20;
18. That the Planning Director may allow additional development or construction which is consistent with the existing development on this property. Significant changes in the use or impacts on adjacent land uses as determined by the Planning Director shall require an amendment to this Planned Unit Development;
19. That the first 100 feet off of Sturgis Road be continually hard surfaced; and,
20. That Planned Unit Development / PU 06-07 be reviewed in two (2) years, on a complaint basis, or as directed by the Pennington County Planning Commission or Board of Commissioners to verify that all Conditions of Approval are being met.

**All voting aye, the Motion carried 5 to 0.**

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.)

Conover reviewed that this Item was continued from the August 28, 2017, Planning Commission meeting to address some concerns of the Planning Commission regarding the signs.

Staff recommended approval of Conditional Use Permit / CU 17-28 with the following ten (10) conditions:

1. That the signs conform to all regulations in Section 312 of the Pennington County Zoning Ordinance, with the exception of those specifically addressed within CU 17-28;
2. That the signs be maintained so as to have an aesthetically pleasing appearance at all times and not appear dilapidated;

3. That the applicant obtain separate Sign Permits, as necessary, for all prior to any work being done;
4. That the installation of any other signs(s) on the property requires a separate Sign Permit to be obtained and this Conditional Use Permit amended;
5. That the signs not be illuminated unless a Conditional Use Permit is approved to allow for such use;
6. That the applicant obtain an approved Sign Permit from the South Dakota Department of Transportation prior to construction of each sign, if required;
7. That the overall height of the sign(s), including ground clearance, not exceed 30 feet and the maximum display area not exceed 250 square feet on each face;
8. That the sign(s) must meet a minimum of a five (5) foot setback from the front property line and twenty-five (25) foot setbacks from all side and rear property lines. Also, that no part of the sign(s) or infrastructure(s) be located in any right-of-way;
9. That the property owner signs the Statement of Understanding within ten (10) business days of approval of Conditional Use Permit / CU 17-28, which is available at the Planning Office; and,
10. That this Conditional Use Permit be reviewed no later than the end of May 2018 to coincide with the review of Conditional Use Permit / CU 16-09, as deemed necessary by the Pennington County Planning Commission or County Board of Commissions or on a complaint basis to verify that all Conditionals of Approval are being met.

Discussion followed.

**Moved by Johnson and seconded by Marsh to approve of Conditional Use Permit / CU 17-28 with the following eleven (11) conditions:**

- 1. That the applicant is allowed two signs to be the required 1,500 feet apart (according to the site plan submitted), and, if the signs are V-shaped, the angle of the V-shaped signs be no greater than the angle of the existing V-shaped sign currently existing on the subject property;**
- 2. That the two signs conform to all regulations in Section 312 of the Pennington County Zoning Ordinance, with the exception of those specifically addressed within CU 17-28;**
- 3. That the two signs be maintained so as to have an aesthetically pleasing appearance at all times and not appear dilapidated;**

4. That the applicant obtain separate Sign Permits, as necessary, for all prior to any work being done;
5. That the installation of any other signs(s) on the property requires a separate Sign Permit to be obtained and this Conditional Use Permit amended;
6. That the two signs not be illuminated unless a Conditional Use Permit is approved to allow for such use;
7. That the applicant obtain an approved Sign Permit from the South Dakota Department of Transportation prior to construction of each sign, if required;
8. That the overall height of the two sign(s), including ground clearance, not exceed 30 feet and the maximum display area not exceed 250 square feet on each face;
9. That the two sign(s) must meet a minimum of a five (5) foot setback from the front property line and twenty-five (25) foot setbacks from all side and rear property lines. Also, that no part of the sign(s) or infrastructure(s) be located in any right-of-way;
10. That the property owner signs the Statement of Understanding within ten (10) business days of approval of Conditional Use Permit / CU 17-28, which is available at the Planning Office; and,
11. That this Conditional Use Permit be reviewed no later than the end of May 2018 to coincide with the review of Conditional Use Permit / CU 16-09, as deemed necessary by the Pennington County Planning Commission or County Board of Commissions or on a complaint basis to verify that all Conditionals of Approval are being met.

All voting aye, the Motion carried 5 to 0.

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

No motions or actions were taken at this time.

17. ITEMS FROM THE STAFF

- A. Building Permit Report. Conover reviewed the August Building Permit Report.

- B. Comprehensive Plan Meeting Workshops - Update. Conover informed the Planning Commission of upcoming Comprehensive Plan Meeting Workshops that Matrix will be hosting, which are scheduled for Monday, September 25th at the Black Hills State University, Rapid City Campus (Rooms 124/126), Rapid City at 6 p.m.; Wednesday, September 27th at the Hill City High School Theater, Hill City at 6 p.m.; and Thursday, September 28th at the Wall Community Center, Wall, at 6 p.m.
- C. Open Meetings Laws. Michael Hoffmann, Deputy State's Attorney, spoke of communication between the Planning Commission and the public referencing open meeting laws.
- D. Code of Conduct. Conover gave Planning Commission members copies of the Code of Conduct for Pennington County.
- E. Zoning Ordinance (Section 204-G "Special Animal Keeping Regulations"). Michael Hoffmann, Deputy State's Attorney, and Planning Staff discussed chickens and animals under Section 204-G.

18. ITEMS FROM THE MEMBERSHIP

There were no items from the membership.

19. ADJOURNMENT

**Moved by Marsh and seconded by Rivers to adjourn.**

**All voting aye, the Motion carried 5 to 0.**

**The meeting adjourned at 10:00 a.m.**

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Travis Lasseter, Chairperson