

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**June 23, 2025 @ 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 July 1, 2025, 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](mailto:plz@penmco.org) or by mail to the attention of the Pennington County Planning Department, P.O. Box 6160, Rapid City, SD 57709, 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 JUNE 9, 2025, MINUTES
2. APPROVAL OF THE AGENDA
3. APPROVAL OF THE CONSENT 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.

4. **CONDITIONAL USE PERMIT REVIEW / CUR 17-34:** Sherrie Wilkie. To review a single-wide mobile home to be used as a permanent, single-family residence on the subject property in a Suburban Residential District in accordance the Pennington County Zoning Ordinance.

Lot A of Lot 10, Block 8, Eastern Acres Subdivision, Section 11, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CUR 17-34 with the applicant's concurrence.

5. **CONDITIONAL USE PERMIT REVIEW / CUR 18-39:** Michael Buseti. To review a Vacation Home Rental in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 5, Gold Mountain Subdivision, Section 14, T1S, R4E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 18-39 with conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CUR 19-04:** Michael and Soraya Pellan. To review a Vacation Home Rental in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 6 Revised, Block D, Edelweiss Mountain Development, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 19-04 with conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CUR 19-22:** Michael and Soraya Pellan. To review a Vacation Home Rental in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 24R, Block B, Edelweiss Mountain Development, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 19-22 with conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CUR 21-71:** Greg Helgeson. To review living in a 12' x 56' worksite office trailer, while building living quarters in the existing shop building, in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

W1/2NE1/4NE1/4 (aka W1/2 GL 1), Section 5, T2S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 21-71 with conditions.

9. **CONDITIONAL USE PERMIT REVIEW / CUR 22-02:** William and Mavis Jeffery. To review a multi-family residence in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 4, Block 1, Eastern Acres Subdivision, Section 11, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Review / CUR 22-02 with conditions.

**END OF CONSENT AGENDA**

10. PRELIMINARY PLAN / COPPL 25-0006: Todd and Lori Hanson; Sagebrush Ranch, LLC. To subdivide and create Sagebrush Tract 1 and Sagebrush Tract 2 of Haywood Estates in accordance with the Pennington County Subdivision Regulations.

EXISTING LEGAL: That Part of Tract 5RW located in Pennington County and N1/2SW1/4 Less Part of Haywood Estates; N1/2SE1/4; That Part of S1/2SW1/4 Lying in Pennington County Less Part of Haywood Estates and Less ROW, Section 21, T2S, R7E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Sagebrush Tract 1 and Sagebrush Tract 2 of Haywood Estates, Section 21, T2S, R7E, BHM, Pennington County, South Dakota.

11. MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 08-10: Laredo Holdings, LLC. To amend an existing Planned Unit Development to reduce the Common Area and to increase residential lots in the Planned Unit Development in accordance with the Pennington County Zoning Ordinance.

All Lots and Blocks of Sunset Ranch Subdivision, Sections 4, 5, 32, 33, T1N and T2N, 10E, Lots 1-3 of Tipton Properties Subdivision, Section 33, T2N, R10E, W1/2 Less Sunset Ranch, Less Tipton Properties Subdivision, and Less Right-of Way, Section 33, T2N, R10E; SW1/4, Less Sunset Ranch and Less Right-of-Way, Section 5, T1N, R10E, all located in BHM, Pennington County, South Dakota.

12. MINING PERMIT / COMP 25-0001: 63 Industries, LLC; Clyde Lipp. To allow a mining operation on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

All Less ROW, Section 16, T2N, R9E, BHM, Pennington County, South Dakota.

13. CONDITIONAL USE PERMIT / COCU 25-0012: 63 Industries, LLC; Clyde Lipp. To allow a contractor's storage yard on the subject property in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

All Less ROW, Section 16, T2N, R9E, BHM, Pennington County, South Dakota.

(Continued from the May 12, 2025, Planning Commission meeting.)

14. EXECUTIVE SESSION

15. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the June 9th Planning Commission meeting.

16. ITEMS FROM THE PUBLIC

17. ITEMS FROM THE STAFF

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.**