

**PENNINGTON COUNTY BOARD OF COMMISSIONERS  
PROPOSED REGULAR MEETING AGENDA  
Tuesday, August 5, 2025, 9:00 AM  
Commission Chambers**



**Ron Weifenbach**, Chair, District 2 | **Deb Hadcock**, Vice-Chair, District 3  
**Ron Rossknecht**, District 1 | **Jerry Derr**, District 4 | **Gary Drewes**, District 5

**Agenda disclaimer: The preferred practice of the Board is to proceed through the agenda in the order it is published. From time to time, agenda items may be disposed of quickly leaving a gap in the meeting agenda prior to the next advertised agenda item start time. To utilize time effectively in those circumstances, the Board may move items up on the agenda to fill those gaps.**

*Welcome to the Tuesday, August 5, 2025 meeting. Please silence cell phones, pagers, and other electronic communication devices. Agendas and speaker request forms are located at the back of the Chambers.*

- 1. Call to Order**
- 2. Roll Call and Determination of Quorum (Teleconference)**
- 3. Moment of Silent Reflection**
- 4. Pledge of Allegiance**
- 5. Review and Approve Agenda**
- 6. Consent Agenda**
  - a. Approve the Minutes of the regular meeting - July 15, 2025
  - b. Approve the Minutes of the Provisional Budget Hearings - July 23, 2025
  - c. Approve the vouchers in the amount of \$487,421.27
  - d. Authorize the Auditor to disburse the \$7,500, that was donated to Pennington County for the WIR conference, to NACo(COM)

- e. Acknowledge personnel changes (HR)
- f. To declare the following item as surplus property for sale to the Rapid City Police Department at the original cost of \$1,398.93: Survival Armor Ballistic Vest, S/N 2503041744 (SO)

**7. Items from the Public per SDCL § 1-25-1**

**8. 2024 Financial and Compliance Audit - State of South Dakota, Department of Legislative Audit: Mr. Bruce Hintz, Auditor in Charge**

**9. 2025 Central States Fair Kickoff: Mr. Ron Jeffries, General Manager**

**10. Items from Auditor**

- a. Special Request for Retail On-Sale Malt Beverage, Special Off-Sale Malt Beverage, and Special On-Sale Wine Licenses: Rushmore Hockey Association

**11. Items from Buildings & Grounds**

- a. 900 Concourse – South Parking Lot Subgrade Reconstruction & Curb/Gutter Replacement
- b. 900 Concourse Administration Building – Move-In Timeline Discussion

**12. Items from Human Services**

- a. Restorative Practices Contract Addendum
- b. Oaye Luta Okolakiciye (OLO) - Moving Forward in a Sacred Way - Contract Addendum

**Items from Planning & Zoning - 10:30 a.m.**

**13. Planning - Board of Adjustment Hearings**

- a. Variance / COVA 25-0011: Rave Bros., LLC; Darrell Rave. To allow a lot size less than 6,500 square feet in a Suburban Residential Zoning District
- b. Subdivision Regulations Variance / COSV 25-0003: Haven Homes, LLC; Kristin Bennett. To allow more than 40 lots on a

dead-end road system

#### **14. Planning - Regular Agenda**

- a. Preliminary Plan / COPPL 25-0007: Rave Bros., LLC; Darrell Rave. To subdivide and create Lot 1A1, Lot 1A2, and Well Lot of The Log Porch Subdivision
- b. Public Hearing of Major Planned Unit Development Amendment / PU 03-03: Haven Homes, LLC; Kristin Bennett. To amend an existing Planned Unit Development in order to remove the subject property from the Planned Unit Development
- c. Public Hearing of Comprehensive Plan Amendment / COCA 25-0007: Haven Homes, LLC; Kristin Bennett. To amend the Comprehensive Plan to change the Future Land Use from Planned Unit Development District to Ranchette District
- d. Public Hearing of Rezone / CORZ 25-0009: Haven Homes, LLC; Kristin Bennett. To rezone from Planned Unit Development District to Ranchette District
- e. Public Hearing of Ordinance Amendment / OA 25-02: Pennington County. To add Section 332 Data Processing Centers to the Zoning Ordinance
- f. Public Hearing of Ordinance Amendment / OA 25-03: Pennington County. To amend Section 511 Fees of the Zoning Ordinance
- g. Mining Permit / COMP 25-0001: 63 Industries, LLC; Clyde Lipp. To allow a mining operation on the subject property

#### **15. Items from Commission Office**

- a. TIF Application Resolution Comments: 25TI011 - Amendment #1 to the Project Plan for Black Hills Industrial Center TIFD #86
- b. Rapid City Annexation - 25AN004

#### **16. Items from Commissioners**

- a. Treasurer's Office Workflow (Commissioners Weifenbach &

Derr)

**17. Items from Chair/Commission Members**

**18. Meetings/Committee Reports**

**19. Executive Session per SDCL § 1-25-2**

- a. Personnel Matter(s) per 1-25-2(1)
- b. Contractual/Pending Litigation per 1-25-2(3)

**20. Adjourn**

Pennington County fully subscribes to the Americans with Disabilities Act. If you desire to attend this public meeting and need accommodations, please notify the Commissioners' Office at (605) 394-2171 at least 24 hours prior to the meeting so that appropriate services and auxilliary aids are available.