

**PENNINGTON COUNTY BOARD OF COMMISSIONERS
PROPOSED MEETING AGENDA
JULY 6, 2021
9:00 A.M.
COMMISSION CHAMBERS
COUNTY ADMINISTRATION BUILDING**



*Gary Drewes, Chair, District 5
Ron Rossknecht, Vice Chair, District 1*

*Lloyd LaCroix, District 2
Deb Hadcock, District 3
Travis Lasseter, District 4*

Agenda disclaimer: The preferred practice of the Board is to proceed thru 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 July 6th, 2021 Board of Commissioners Meeting.
Please silence cell phones, pagers and other electronic communication devices.
Agendas are located at the back of the Chambers.*

1. Call to Order
2. Moment of Silent Reflection
3. Pledge of Allegiance
4. Review and Approve Agenda

The Board of Commissioners uses a **Consent Agenda** to act on non-controversial and routine items. The Consent Agenda is acted upon by one motion and vote of the Board. Items may be removed from the Consent Agenda and placed on the Regular Agenda at the request of a Board member or a Citizen. The consent agenda contains the following items:

5. Minutes of the regular meeting – June 15, 2021
6. To authorize the chair's signature to the Order of Organization and Incorporation for the Hardesty Road District, with the following legal description: Lot 1-3 inclusive, Lot B of Lot 4, balance of Lot 4, Lot 5-8 inclusive of Hardesty Acres located in Township 1S, Range 5E, Section 36, BHM, Pennington County, South Dakota (AUD)
7. To acknowledge the Resolution for a minor adjustment to road district boundaries of the Summer Creek Inn Road District in total described as: Lot 8 & that ½ of Platted Private Dr adj to said Lot, Custer Trails Subdivision #1, BHM, Pennington County (AUD)
8. To acknowledge the notice of intent to conduct a raffle – Silver City Volunteer Fire Department (COM)
9. To acknowledge the notice of intent to conduct a raffle – Ellsworth AFB Maintenance Group Without Weapons It's Just Another Airline (COM)
10. To acknowledge disinterment permit #1406458 (COM)
11. Approval of the Adopt-A-Highway Application for a portion of Deerfield Road by Ketel Thorstenson LLP (HWY)
12. To declare Agile Mesh Camera System equipment as surplus property for the purpose of donation (SO)
13. To declare the firearms on the list presented as surplus property to be sold at auction (SO)

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 auxiliary aids are available.



Scan the code to access the agenda packet online.

14. To declare E-Studio 657 copier, asset #6351 as surplus property for the purpose of destruction or disposal (SO)

End of Consent Agenda

Regular Agenda Items:

15. Appointment to the Planning Commission: Ms. Sandy Brockhouse
16. 2020 Financial and Compliance Audit - State of South Dakota, Department of Legislative Audit – Mr. Allen Schaefer, Auditor in Charge
17. Agreement for Operation and Use of Fairgrounds Property and Buildings – Pennington County and Central States Fair Inc.
18. Items From Auditor
 - a. FY2022 Provisional Budget
- Any and all items relating to the preparation of the final FY2022 Budget
19. Items From Equalization
 - a. Abatement Applications:
 1. Boland: Parcel# 62343 tax year 2019 (\$665.00) & tax year 2020 (\$608.22)
 2. Alverson: Parcel# 8002387 tax year 2019 (\$11.76) & tax year 2020 (\$11.74)
20. Request to establish a speed limit – Sunset Ranch Road District, Mr. James Russell, President
21. Request for variance to Ordinance 14 and approval of a second approach – Mr. Gregory Suto
22. Request for variance to Ordinance 14 and approval of a second approach – Mr. Lester Sybesma
23. Items From Highway Department
 - a. Work Orders for Survey & Hydraulics for Thunderhead Falls Road bridge and Hammerquist Road bridge
 - b. Wilsey Road Reconstruction Agreement – Ferber Engineering Company, Inc.
24. Items From Human Resources
 - a. Position Rating Adjustment – Chief Deputy Auditor
25. Items From Public

(A time for the members of the public to discuss or express concerns to the Board of Commissioners on policies and issues affecting County government and its function. Action will not be taken during this item on any issues brought forth that are not properly noticed.)
26. Executive Session per SDCL 1-25-2
 - a. Personnel Issue per SDCL 1-25-2(1)
 - b. Contractual/Pending Litigation per SDCL 1-25-2(3)

27. Items From Planning & Zoning – 10:30 a.m.

BOARD OF ADJUSTMENT

- a. Variance / VA 21-13: Pennington County Emergency Services Communication Center
- b. Variance / VA 21-14: Jeff DeVeny
- c. Variance / VA 21-15: Michael and Angela Holmberg; Renner Associates – Agent
- d. Subdivision Regulations Variance / SV 21-13: Kathryn Policky

The Board of Commissioners uses a Consent Agenda to act on non-controversial and routine Planning and Zoning items. The Consent Agenda is acted upon by one motion and vote of the Board. Items may be removed from the Consent Agenda and placed on the Regular Agenda at the request of a Board member or a Citizen. The Consent Agenda for Planning and Zoning contains the following items:

- e. Minor Plat / MPL 21-34: Jessica Hessler – 7 Wonders, LLC; Fisk Land Surveying – Agent (*Approval Recommended*)

End of Consent Agenda

Regular Agenda Items:

- f. Road Construction within a Section Line Right-Of-Way / CS 21-02: Lyndon Bolt
- g. Request to Not Build to Ordinance 14 Standards: Lyndon Bolt
- h. Conditional Use Permit / CU 21-35: RMS Lode, LLC; Matt Keck
- i. Public Hearing of Major Planned Unit Development Amendment/ PUD 21-10: Rapid City MHP, LLC; Joseph Mailander-Agent
- j. Layout Plan / LPL 21-30: Edward and Tammy Davis
- k. Layout Plan / LPL 21-31: Timothy and Marjorie Schwab
- l. Preliminary Plat / PPL 21-32: David Stone
- m. Preliminary Plat / PPL 21-33: Betty Johnson
- n. Public Hearing of Rezone / RZ 21-04: Mike Cimino, Nicarly Properties, LLC (*Cont. from 5/18/21 BOC meeting*)
- o. Public Hearing of Comprehensive Plan Amendment / CA 21-08 Approval by Resolution: TDG Real Estate, LLC; Mike Gennaro (*Cont. from 5/18/21 BOC meeting*)
- p. Public Hearing of Rezone / RZ 21-14: TDG Real Estate, LLC; Mike Gennaro (*Cont. from 5/18/21 BOC meeting*)
- q. Public Hearing of Comprehensive Plan Amendment / CA 21-10 Approval by Resolution: Lyndon Bolt / GL Development Co. LLC
- r. Public Hearing of Rezone / RZ 21-15: Lyndon Bolt / GL Development Co. LLC
- s. Preliminary Plat / PPL 21-39: Alvin and Lois Rudd
- t. Layout Plan / LPL 21-41: Sudbury Ranch Land Holding, LLC; Casey Skyberg
- u. Public Hearing of Rezone / RZ 21-16: Keith Lau
- v. Preliminary Plat / PPL 21-38: Kathryn Policky
- w. Public Hearing of Comprehensive Plan Amendment / CA 21-11 Approval by Resolution: Thomas Berry
- x. Public Hearing of Rezone / RZ 21-18: Thomas Berry
- y. Minor Plat / MPL 21-37: Thomas Berry
- z. Public Hearing of Comprehensive Plan Amendment / CA 21-12 Approval by Resolution: Prairie Acres General, LLC; Ty Pollman – Applicant
- aa. Public Hearing of Rezone / RZ 21-19: Prairie Acres General, LLC; Ty Pollman – Applicant

- bb. Mining Permit / MP 21-01: Pete Lien & Sons, Inc.; Cheyenne River Ranch, LLC – Owner
- cc. Public Hearing of Major Planned Unit Development Amendment / PU 21-07: Nothing Doing, LLC; Dannie Davis – Agent (*Cont. from 5/4/21 BOC meeting*)
- dd. Public Hearing of Comprehensive Plan Amendment / CA 21-06 Approval by Resolution: Nothing Doing, LLC; Dannie Davis – Agent (*Cont. from 5/18/21 BOC meeting*)
- ee. Public Hearing of Rezone / RZ 21-13: Nothing Doing, LLC; Dannie Davis – Agent (*Cont. from 5/4/21 BOC meeting*)
- ff. Public Hearing of Rezone / RZ 21-17: Pink Cabin, LLC; KTM Design Solutions - Agent
- gg. Layout Plan / LPL 21-40: H & H Land Company #2, LLC; Brian Hammerbeck - Agent
- hh. Layout Plan / LPL 21-35: JKRK Properties, LLC; Ryan Kaski
- ii. Public Hearing of Ordinance Amendment / OA 21-10: Pennington County. To amend Section 400 “Nonconforming Buildings, Structures and Uses of Land” [to amend and supersede the existing Section 400 “Nonconforming Buildings, Structures and Uses of Land”] of the Pennington County Zoning Ordinance
- jj. Public Hearing of Ordinance Amendment / OA 21-11: Pennington County. To repeal Section 502 “Planning and Zoning Director” [to repeal the existing Section 502 “Planning and Zoning Director”]; Section 503 “Pennington County Planning & Zoning Commission” [to repeal the existing Section 503 “Pennington County Planning & Zoning Commission”]; Section 504 “Pennington County Zoning Board of Adjustment” [to repeal the existing Section 504 “Pennington County Zoning Board of Adjustment”]; and, Section 505 “Pennington County Board of Commissioners” [to repeal the existing Section 505 “Pennington County Board of Commissioners”] of the Pennington County Zoning Ordinance
- kk. Request for refund of Penalty Fee: Tina Roberts

28. Items From Chair/Commission Members

(A time for individual members to bring forth ideas or concerns to the full Board. Official action will not be taken on any items brought forth at this time. Direction may be given to bring items back before the Board for future consideration.)

29. Committee Reports – Scheduled meetings by Commissioner

- TL – Community Health Center, SJC Summer meeting
- LL – Healthcare Trust Board, Community Health Center, SJC Summer meeting
- GD – MPO Executive Policy Committee, Missouri River Water, BH Council on Local Government, Planning Commission
- RR – Building Committee, PC Housing & Redevelopment, MPO Executive Policy Committee, BH Council on Local Government, PC Council on Aging, Road Advisory Committee, Woodland Cost Assistance Workshop
- DH – Building Committee, Weed & Pest Board, PC Housing & Redevelopment, Rangeland Management Basics Camp
- ALL – Budget Hearings & Work Session, Elevate Critical Issues Luncheon

30. Approval of the Vouchers - \$444,016.92

31. Adjourn