

**PENNINGTON COUNTY BOARD OF COMMISSIONERS
PROPOSED REGULAR MEETING AGENDA
MAY 19, 2025 9:00 AM
Commission Chambers County Administration Building**



• 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 May 19, 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. Welcome to the National Association of Counties (NACo) Western Interstate Region (WIR) Conference hosted by Pennington County
 - a. Commissioner Gary Drewes, SDACC WIR Representative
7. Executive Proclamation
 - a. Honoring Jack Dustman for 52 years of volunteerism in the fire and EMS service
8. Consent 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:

 - a. Minutes for the Board of Equalization Hearings - April 2025
 - b. Approve the minutes of the regular meeting - May 6, 2025
 - c. Approve vouchers in the amount of \$9,099,151.02
 - d. Acknowledge the Auditor's Account of the Treasurer (AUD)
 - e. Acknowledge receipt of the 2024 Fiscal Year-End reports per SDCL 7-21-3 (AUD)
 - f. Approve the renewals of the following Retail (on-off sale) Malt Beverage & SD Farm Wine licenses and to release the licenses upon payment of appropriate property taxes: Dollar General Store #15207, Folsom Ranch Crossing, Gaslight, Mexico Tipico, Moonshine Gulch Saloon, Mt Rushmore Concession, Sick N Twisted Brewing Co, Under Canvas Inc (AUD)
 - g. Acknowledge the notice of intent to conduct a raffle – Silver City Volunteer Fire Department (COM)

- h. Approve the abatement applications for tax year 2023 for Ronica Dowsett, Parcel #8012293, \$1,312.98, for tax year 2024 for Little Sweet Homes LLC, Parcel #8012360, \$1,796.48; New Underwood School, Parcel #5521, \$344.70 *(DOE)*
- i. Recognize and thank the volunteers for the month of April 2025 *(HR)(FR)*
- j. Acknowledge personnel changes *(HR)*

Regular Agenda Items

- 9. Items from the Public per SDCL § 1-25-1
(Speaker request form is required. 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 section on any issues brought forth that are not properly noticed. Speakers under this section will be recorded in the minutes by name and area of interest.)
- 10. Black Hills Council of Local Governments
 - a. 2024 Performance Report - Ms. Jennifer Sietsema, Executive Director
- 11. Items from Auditor
 - a. New license for Retail (on-off sale) Wine & Cider License: Putz N Glo
- 12. Items from Buildings & Grounds
 - a. 900 Concourse – FF&E Budget and Spending Authority Request
- 13. Items from Highway Department
 - a. Second Reading Ordinance 33 Amendment – An Ordinance Prohibiting Unlawful Deposit of any Material Which May Be Harmful to the Road, Including Water, on any County Road or County Road Right-Of-Way
 - b. First Reading Ordinance 11 Amendment – Criteria for the Installation, Relocation, Repair or Expansion of Utilities or Excavation within Public Right-Of-Ways Under Pennington County’s Jurisdiction *(Cont. from 5/6/25 BOC Mtg)*
- 14. Items from Human Resources
 - a. Update - Admin Building Hours of Operation Study - Phases 1 & 2
- 15. Items from Commissioners
 - a. Traffic Congestion at Homestead Street and Elk Vale Road *(Commissioner Derr)*

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

- 16. Planning - Board of Adjustment Hearings
 - a. Variance / COVA 25-0006: Todd and Lori Hanson; Sagebrush Ranch, LLC. To allow a lot size less than three (3) acres in a Rural Residential District
 - b. Variance / COVA 25-0008: Brooks Joneson. To allow an unattached Bed and Breakfast to be located in the front yard in an Agriculture District
 - c. Appeal of Planning Director's Decision: Dave and Connie Merchen; Ron Davis-Agent *(Cont from the 5/6/25 BOC mtg)*
- 17. Planning - Regular Agenda
 - a. Public Hearing of Comprehensive Plan Amendment / COCA 25-0003 – Approval By Resolution: Oliver and Shirley Painter; Lonnie Painter - Agent. To amend the Comprehensive Plan to change the Future Land Use from Rural Residential District to Low Density Residential District

- b. Public Hearing of Rezone / CORZ 25-0005: Oliver and Shirley Painter; Lonnie Painter - Agent. To rezone from Rural Residential District to Low Density Residential District
 - c. Public Hearing of Comprehensive Plan Amendment / COCA 25-0004 - Approval By Resolution: Todd and Lori Hanson; Sagebrush Ranch, LLC. To amend the Comprehensive Plan to change the Future Land Use from Agriculture District to Rural Residential District
 - d. Public Hearing of Rezone / CORZ 25-0006: Todd and Lori Hanson; Sagebrush Ranch, LLC. To rezone from Agriculture District to Rural Residential District
 - e. Public Hearing of Comprehensive Plan Amendment / COCA 25-0005 - Approval By Resolution: Steven and Carla Simunek; Davis Engineering - Agent. To amend the Comprehensive Plan to change the Future Land Use from Agriculture District to Ranchette District
 - f. Public Hearing of Rezone / CORZ 25-0004: Steven and Carla Simunek; Davis Engineering - Agent. To rezone from Agriculture District to Ranchette District
 - g. Public Hearing of Planned Unit Development Overlay / COPU 25-0001: Jenna Wilburn. To allow a Specialty Resort (*Cont from the 5/6/25 BOC mtg*)
 - h. Request For Refund of Fees: Jeff and Kelly Gorman
18. 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.)
19. Meetings/Committee Reports
GD - 4-H/Extension Advisory Board, Planning Commission, RC Public Library Board, WIR Steering Committee
JD - Alternative Energy Committee
DH - Fire Service Board
RR - JSC Joint Powers, LEPC, WIR Steering Committee
RW - Threat Management Group
ALL - BH Association of County Commissioner District Meeting
20. Executive Session per SDCL § 1-25-2
Personnel Matters(s) per 1-25-2(1) and/or Contractual/Pending Litigation per 1-25-2(3)
21. 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.
