

MINUTES
PENNINGTON COUNTY PLANNING COMMISSION
January 27, 2014 @ 9:00 a.m.

County Commissioners' Meeting Room - Pennington County Courthouse

MEMBERS PRESENT: Sig Zvejnieks, Karen Hall, Jim Coleman, Lori Litzen, Bill McCollam, Barbara Landers, and Ken Davis.

STAFF PRESENT: Dan Jennissen, Lysann Zeller, Jeri Ervin, PJ Conover, and Patrick Grode (SAO).

ROLL CALL

1. APPROVAL OF THE JANUARY 13, 2014, MINUTES
Moved by Hall and seconded by McCollam to approve the January 13, 2013, Planning Commission minutes. Vote: unanimous (6 to 0).

Commissioner Litzen appeared at the meeting at 9:02 a.m.

2. APPROVAL OF THE AGENDA
Moved by Landers and seconded by Litzen to approve the January 27, 2014, Planning Commission Agenda, with the removal of Item #5 from the Consent Calendar. Vote: unanimous (7 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 12-15:** Kari Fruechte. To review a Vacation Home Rental in a Limited Agriculture District in accordance with Sections 206, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 1, Block 3, Pactola Estates, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.

To approve of the extension of Conditional Use Permit / CU 12-15 with the following six (6) conditions:

1. **That a minimum of three (3) off-street parking spaces continues to be provided and each parking space shall not be less than 162 square feet, nor less than nine feet (9') by eighteen feet (18'), surfaced with gravel, concrete or asphalt, and maintained in a dust free manner;**

2. That the address continues to be properly posted on both the residence and at the approach so it is visible in both directions of travel along Pactola Drive, in accordance with Pennington County's Ordinance #20;
3. That the applicant continually complies with South Dakota Administrative Rule 44:02:08, which regulates Vacation Home Rentals;
4. That the applicant maintains all the necessary permits and/or licenses from the State pertaining to the use of the Vacation Home Rental;
5. That the applicant continually complies with the Performance Standards outlined in Section 319 of the Zoning Ordinance, which regulates Vacation Home Rentals; and,
6. That this Conditional Use Permit be reviewed in three (3) years or on a complaint basis to verify that all conditions of approval are being met.

Vote: unanimous (7 to 0).

4. **CONDITIONAL USE PERMIT REVIEW / CU 12-33:** Joel and Amy Boylan. To review an accessory structure (shed) prior to a primary structure in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot 23 (also in Section 21), Kieffer Ranch Estates, Section 16, T1S, R7E, BHM, Pennington County, South Dakota.

To revoke Conditional Use Permit / CU 12-33 with the applicants' concurrence.

Vote: unanimous (7 to 0).

END OF CONSENT CALENDAR

5. **CONDITIONAL USE PERMIT / CU 14-01:** PLM Investments, LLC; Mary Riss. To allow for single-wide mobile homes, as single-family residences, to be located on each of the subject properties in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 1 of Lot A of Lot 12; Lot 2 of Lot A of Lot 12; and Lot 3 of Lot A of Lot 12, Plateau Subdivision, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.

Jennissen asked to have this item to be removed from the Consent Calendar to discuss recommending continuance to the February 10, 2014, Planning Commission meeting in order for the applicant to clean up debris on the property. Jennissen further stated the

applicant is at the meeting and has indicated to staff that some of the debris has been removed from the property, but they still need additional time.

Commissioner Zvejnieks asked if the applicant would like to speak on this item.

Ms. Mary Riss, applicant, appeared and stated they removed most of the debris from the three lots, but would like additional time to remove the rest of it.

Commissioner Davis asked the year of the mobile homes on each of the three lots.

Ms. Riss said they are in the 1950s.

Commissioner Davis wanted to know the year of the mobile homes the applicant intends to place on each lot.

Ms. Riss stated she currently has one to move on a lot and it is a 1999, 16 x 80, with a pitched roof, planned to go on 4711 Carol Street.

Commissioner Coleman questioned if most of the debris is from the recent storm.

Jennissen explained that there are a lot of downed tree limbs that need to be removed from the property, as well as old tires and other debris. Jennissen further stated that staff has not been to the property to verify how much of the debris has been cleaned up, but would be in contact with the applicant to perform a site visit prior to the meeting in February.

Moved by Davis and seconded by Hall to continue Conditional Use Permit 14-01 to the February 10, 2014, Planning Commission meeting in order for the applicant to continue to remove debris on the property.

All voting aye, the Motion carried 7 to 0.

6. DISCUSSION OF PENNINGTON COUNTY COMPREHENSIVE PLAN.

Jennissen informed the Planning Commission that he and staff met with representatives from Clarion Associates to obtain an estimate of costs related to updating Pennington County's Comprehensive Plan and Zoning Ordinance. After meeting with Clarion Associates, staff believes a committee should be formed to create a proposal discussing what documents Pennington County would like to see revised and updated. Once the committee has decided the extent of revision and updating to be done, then a proposal could be presented to Clarion Associates to obtain a more accurate cost estimate to be presented to the Board of Commissioners.

Discussed followed.

Commissioners Hall and Zvejnieks both stated they would like to be on the committee; other Planning Commissioner members also stated they would help at any time, if one of them is needed.

Jennissen stated he would place this item on the February 4, 2014, Board of Commissioners' meeting for discussion.

7. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the January 13, 2014, Planning Commission meeting with the exception of Rezone 13-20 and Comprehensive Plan Amendment 13-13 (Rushmore Cave). These items were denied.

8. ITEMS FROM THE PUBLIC

There were no items from the public.

9. ITEMS FROM THE STAFF

There were no items from membership.

10. ITEMS FROM THE MEMBERSHIP

Commissioner Litzen spoke of the letters in opposition to Item #5 (CU14-01) and noted that there are already other mobiles homes located in the area.

Jennissen indicated that neighboring property owners would like to keep the area as residential housing.

11. DISCUSSION ITEMS

There were no discussion items.

12. ADJOURNMENT

Moved by Coleman and seconded by McCollam to adjourn.

All voting aye, the Motion carried 7 to 0.

The meeting adjourned at **9:38 a.m.**

Chairperson, Sig Zvejnieks