

MINUTES
PENNINGTON COUNTY PLANNING COMMISSION
September 8, 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 Lyndell Petersen.

STAFF PRESENT: PJ Conover and Jeri Ervin.

ROLL CALL

1. APPROVAL OF THE AUGUST 25, 2014, MINUTES
Moved by Hall and seconded by Litzen to approve the minutes of the August 25, 2014, Planning Commission Meeting. Vote: unanimous (6 to 0).

2. APPROVAL OF THE AGENDA
Moved by Landers and seconded by Hall to approve the Agenda of the September 8, 2014, Planning Commission Meeting, including the Consent Calendar. Vote: unanimous (6 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 09-34:** Raymond and Cinda Passick.
To review a Fifth Wheel Camper to be parked on a vacant lot and utilized during the summer months in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Tract 4, Bear Mountain Ranch Subdivision, Section 24, T2S, R3E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 09-34 the following with five (5) conditions:

1. **That Building Permits be obtained for any structure exceeding 144 square feet or located on a permanent foundation, which includes the necessary site plans to be reviewed and approved by the Planning Director;**

2. **That no additional living quarters be allowed to exist on the property;**

3. **That the site must have an approved wastewater disposal system, including bathroom/shower facilities and an improved site area for the recreational**

vehicle. If the recreational vehicle is not equipped with a bathroom/shower facility, said facility must be provided on the premises and connected to the wastewater disposal system;

4. That the recreational vehicle shall not be used as living quarters on premises for more than 180 days per calendar year; and,
5. That this Conditional Use Permit be reviewed in four (4) years or on a complaint basis.

Vote: unanimous (6 to 0).

4. **CONDITIONAL USE PERMIT REVIEW / CU 10-23:** Reynolds and Livingston, LLC. To review a Recreational Vehicle Park with four (4) RV sites in a Highway Service District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

That portion of Lot 1 located in Pennington County of Boyle Subdivision, Section 7, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 10-23 with the following eleven (11) conditions:

1. That the recreational vehicle park be limited to four RV sites;
2. That operation of the Recreational Vehicle Park not interfere with the functioning or maintenance of Highway 385;
3. That the lot address be clearly posted on the property so it is visible from both directions along Highway 385 in accordance with Pennington County's Ordinance #20;
4. That a minimum of four off-street parking spaces be provided on-site and each parking space shall not be less than 162 square feet, the equivalent of nine (9) feet by eighteen (18) feet each, surfaced with gravel, concrete or asphalt, and maintained in a dust free manner for the recreational vehicle park;
5. That the applicant obtains approved Sign Permits prior to any signs being placed on the property in accordance with Section 312 of the Pennington County Zoning Ordinance;
6. That the property remains free of debris and junk vehicles and the property, itself, and structures be well-maintained;
7. That the applicant adheres to Pennington County's Flood Damage Prevention Ordinance at all times and a Floodplain Development Permit shall be submitted for review and approval prior to any work or placement of any structure within the boundaries of the 100-year floodplain;

8. That all natural drainage paths be maintained;
9. That proper setbacks be maintained for all structures located on the property, including 58 feet from the Section Line located along the south lot line or else an approved Setback Variance be obtained;
10. That a Building Permit be obtained for any structure exceeding 144 square feet or located on a permanent foundation, which includes the necessary site plans to be reviewed and approved by the Planning Director or designee; and,
11. That this Conditional Use Permit be reviewed in two (2) years or as directed by the Pennington County Board of Commissioners or the Pennington County Planning Commission, or on a complaint basis.

Vote: unanimous (6 to 0).

5. **CONDITIONAL USE PERMIT / CU 14-25**: Jeff and Cheryl DeVeney. To allow for two storage units to be located on the subject property in a Highway Service Zoning District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

Lot 2 of Lot D, Murray Subdivision, Section 21, T1S, R5E, BHM, Pennington County, South Dakota.

(Continued from the August 25, 2014, Planning Commission meeting.)

To recommend to continue Conditional Use Permit / CU 14-25 to the September 22, 2014, Planning Commission meeting, with the applicants' concurrence.

Vote: unanimous (6 to 0).

END OF CONSENT CALENDAR

6. **COUNTY BOARD REPORT**

The Board of Commissioners concurred with the Planning Commission's recommendations from the August 25th Planning Commission meeting.

7. **ITEMS FROM THE PUBLIC**

There were no items from the public.

8. **ITEMS FROM THE STAFF**

- A. Building Permit Report. Conover reviewed the Building Permit Report for August 2014.

Commissioner McCollam appeared at the meeting at 9:05 a.m.

- B. October 27th Planning Commission Meeting. Conover informed the Planning Commission that the October 27, 2014, Planning Commission meeting will be held in the new administration building.
- C. SD Planners Conference 2014. The SD Planners Conference is scheduled for October 22nd and October 23rd in Watertown. Commissioners Landers and McCollam both stated they would like to attend.

9. ITEMS FROM THE MEMBERSHIP

Commissioner Petersen stated he had a discussion with Blaise Emerson, from the BH Council of Local Governments, and they just finished working with Perkins County and Harding County developing their Comprehensive Plans. Commissioner Petersen commented that he would like to review their Comprehensive Plans, since Perkins County and Harding County both have rural agriculture areas, as does Pennington County.

Commissioner Hall spoke of the Overlay Meeting held with Planning staff and Commissioner Petersen, noting that they will be reviewing the new County Site Analysis Plan. The Board of Commissioners voted to accept the program and best practice would be to incorporate this with the Comprehensive Plan and Overlay Districts.

Commissioner Petersen explained that the Department of Agriculture has incorporated a program called the Site Analysis Plan, where they work with counties that pass a resolution to provide data about the county that can be used anytime an application is made for sites such as industrial, etc. There are two Department of Agriculture representatives for this area and their office is in with the BH Council of Local Governments.

Commissioner Hall stated she would perform more research and contact a representative from the Department of Agriculture.

10. ADJOURNMENT

Moved by Hall and seconded by Litzen to adjourn.

All voting aye, the Motion carried 7 to 0.

The meeting adjourned at **9:12 a.m.**

Sig Zvejnieks, Chairperson