

MINUTES
PENNINGTON COUNTY PLANNING COMMISSION
September 22, 2014 @ 9:00 a.m.

County Commissioners' Meeting Room - Pennington County Courthouse

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

STAFF PRESENT: PJ Conover, Kelsey Rausch, Brittney Molitor, and Jeri Ervin.

ROLL CALL

1. APPROVAL OF THE SEPTEMBER 8, 2014, MINUTES
Commissioner Hall spoke of Item #9 from the September 9, 2014, Planning Commission minutes. She asked that, in the second paragraph; second sentence, the wording be changed to note that the Board of Commissioners voted to accept the program and best practice would be to incorporate this with the Comprehensive Plan and Overlay Districts.

Moved by Hall and seconded by Landers to approve the minutes of the September 8, 2014, Planning Commission Meeting. Vote: unanimous (6 to 0).

2. APPROVAL OF THE AGENDA
Moved by Davis and seconded by Hall to add Item #14 to the Consent Agenda. Vote: unanimous (6 to 0).

Moved by McCollam and seconded by Hall to approve the Agenda of the September 22, 2014, Planning Commission Meeting, including the Consent Calendar, with the addition of Item #14. 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. CONSTRUCTION PERMIT REVIEW / CU 98-22: Dakota Stone Company. To review a Construction / Mining Permit to continue surface mining in a General Agriculture District in accordance with Section 507 of the Pennington County Zoning Ordinance.

SE1/4NW1/4, Section 3, T2S, R3E, BHM, Pennington County, South Dakota.

To approve of the extension of Construction Permit / CU 98-22 with the following four (4) conditions:

1. That the conditions of approval of the South Dakota Department of Environment and Natural Resources Mining & Minerals Permit (#455 Upper Spring Creek) be continually met;
2. That an address be posted in large numbers at the entrance to the pit in accordance with Ordinance #20;
3. That the site shall be re-vegetated as required in Section 507-A(5)(c) of the Pennington County Zoning Ordinance; and,
4. That this Mining Permit be reviewed in five (5) years, at the request of the Planning Commission or Board of Commissioners, or upon a complaint basis.

Vote: unanimous (6 to 0).

4. **MINOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / CU 13-03:** John and Barbara Majchrzak. To review the High Country Guest Ranch PUD to reduce the setback from 25 feet to zero (0) for a proposed chapel in accordance with Section 213-E-2 of the Pennington County Zoning Ordinance.

Tract A less High Country Ranch Subdivision and less Right-of-Way of Ray, Smith Placer MS 995, Section 15, T1S, R4E, BHM, Pennington County, South Dakota.

To approve of the extension of Minor Planned Unit Development Amendment / PUD 13-03 with the following twenty-six (26) conditions:

1. That the permitted uses allowed on Tract A less High Country Ranch Subdivision and less Right-of-Way, Ray Smith Placer MS 995 not exceed six (6) vacation cabins, an eight (8) bedroom bunkhouse, eight (8) campsites, 160 parking spaces, band shell, concession and merchandise building, restroom facility, wood shed and community wastewater disposal system area for the uses on site and lodge;
2. That the retail space in the lodge be limited to 750 square feet, a kitchen for those using the lodge and dining area, guest registration area, and administrative offices are also permitted within the lodge and shall not be included in the 750 square feet of retail space;
3. That the permitted uses allowed on Lot 12 be offices (which shall include guest registration), laundry, outdoor movie screen, commercial trail ride operations, a shop and maintenance building and a commercial kitchen and dining facility;
4. That the permitted uses for proposed Lots 17-20 be for private single-family residences or nightly/weekly rentals;

5. The permitted uses on Lot 13 include up to a twenty (20) unit lodge not to exceed 21,000 square feet with a commercial kitchen and dining area be used only by those renting the lodge, swimming pool, meeting rooms, bike rentals, and a maximum of twelve (12) guest stables;
6. That prior to any construction work within the 100-year floodplain, a Floodplain Development Permit be obtained;
7. That that if any disturbance would occur on the property that is greater than 10,000 square feet, a Construction Permit be required. The Construction Permit will require erosion control measures to prevent sediment from leaving the site and entering into Newton Fork Creek;
8. The minimum required front setback for Lots 1-9 shall be 20 feet and the minimum side yard setback for Lot 9 shall be 10 feet along the east side with the exception of Lot 3;
9. That the setbacks for Lot 3 be 14 feet for the rear-yard and 23 feet for the side-yard for the existing deck;
10. That all perimeter setbacks be at least twenty-five (25) feet with exception of the existing barn/office to be zero (0) feet; shed (Lot 12), gift shop (Lot 12), wood shed and chapel (Tract A) and the stable (Lot 12) to be zero (0) feet;
11. The minimum required setbacks for Lots 14, 15 and 17, the residential/vacation cabins sites, shall be a 15 foot front, 25 foot side yard and rear yard;
12. The minimum required setback for Lot 16 be twenty (20) foot front, twenty (25) feet from the north and east property line, and eighteen (18) feet from the west property line;
13. That all residential or resort structures located on Lots 1-9 not exceed 32 feet by 36 feet;
14. That quiet hours be 10:00 p.m. for the concert area;
15. That the maximum size of the outdoor movie screen be 20 feet by 20 feet;
16. That a Building Permit be obtained for any structure exceeding 144 square feet or located on a permanent foundation, which requires a site plan to be reviewed and approved by the Planning Director;
17. That Ray Smith Drive be maintained in a dust free manner;
18. That any open fires have a permit from South Dakota Wildland Fire;

19. That a second means of ingress/egress be provided;
20. That traffic control, such as (flaggers) on Deerfield Road be provided at the end of each concert;
21. That the ATV rentals not exceed seven (7) vehicles;
22. That all rental ATVs leaving the Planned Unit Development not exceed ten (10) miles per hour on the first 4/10 of a mile of Battle Ax Road off Deerfield Road;
23. That all ground disturbed areas (other than road surface) be seeded with an approved native seed mix in accordance with the U.S. Forest Service;
24. That all traffic for the concert venue be directed / limited to Ray Smith Drive;
25. That an additional sign be allowed on the sign lot to allow a maximum of three signs; and,
26. That this Planned Unit Development shall be reviewed in two (2) years to verify all conditions are being met or upon a complaint basis.

Vote: unanimous (6 to 0).

5. **CONDITIONAL USE PERMIT REVIEW / CU 12-10:** Tom Bodensteiner. To review a portable sawmill to process bug-wood trees in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot 1R, Beaird Subdivision, Section 21, T2N, R8E, BHM, Pennington County, South Dakota.

(Continued from the May 27, 2014, Planning Commission meeting.)

To approve of the extension of Conditional Use Permit / CU 12-10 with the following fifteen (15) conditions:

1. That this Conditional Use Permit be limited to the processing of timber I-beams into boards for Bodensteiner Beamworks and the processing of bug wood trees behind the shop building for another year, any expansion beyond this will require the Conditional Use Permit to be reviewed;
2. That the bug wood trees stored on-site be placed in a designated area;
3. That the daily hours of operation shall be 8:00 a.m. to 4:00 p.m., Monday through Friday;

4. That the lot address be clearly posted on the residence as well as at both entrances to the property so it is visible from both directions along in accordance with Pennington County's Ordinance #20;
5. That the shavings from the timbers and the bug wood trees be properly disposed of and placed in a dumpster and hauled away on a regular basis;
6. That the applicant ensures the residential character of the property is maintained;
7. That the applicant maintains the necessary permits from the South Dakota Department of Environment and Natural Resources, the Rapid City Air Quality Department, and any other applicable Federal, State, or Local agency;
8. That no new approaches be allowed;
9. That a total of three (3) portable fire extinguishers with a minimum 2 A-BC rating be placed within the building;
10. That prior to the placement of any on-premise signs, the applicant must obtain approval of a Sign Permit;
11. That a minimum of four (4) off-street parking spaces be provided. Each parking space shall measure at least nine (9) feet by 18-feet and shall be kept in a dust free manner;
12. That any trade or stock associated with the business must be stored inside a structure or behind a privacy fence;
13. That a Building Permit be obtained for any structure exceeding 144 square feet or located on a permanent foundation, which requires a site plan to be reviewed and approved by the Planning Director;
14. That green infested MPB trees not be moved from July thru September unless trees are debarked; and,
15. That this Conditional Use Permit be reviewed in one (1) year or on a complaint basis to ensure that all conditions are being met.

Vote: unanimous (6 to 0).

6. **CONDITIONAL USE PERMIT REVIEW / CU 12-22:** Steve and Dorothy Wilkison. To review multiple RV sites on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

The NE1/4SW1/4 less DW Hansen Tract, less Tract Sires and less Right-of-Way, Section 33, T1N, R4E, BHM, Pennington County, South Dakota.

To approve of the extension of Conditional Use Permit / CU 12-22 with the following fourteen (14) conditions:

- 1. That the family recreation vehicle park consists of a 40 foot by 100 foot pole barn and five (5) recreation vehicle sites;**
- 2. That the recreational vehicle park be limited to private use and is not to be used commercially;**
- 3. That the lot address continue to be clearly posted on the property so it is visible from both directions along Mystic Road in accordance with Pennington County's Ordinance #20;**
- 4. That use of the family recreational vehicle park be limited to 180 days of the year;**
- 5. That if the applicant intends to have any open fires or fire pits the appropriate permits must be obtained from South Dakota Forestry;**
- 6. That the property remains free of debris and junk vehicles and the property, itself, and structures be well-maintained;**
- 7. That the applicant has at least one (1) #20 ABC dry chemical fire extinguisher accessible at all times;**
- 8. That a 25 foot setback be maintained for all structures located on the property or else an approved Setback Variance be obtained;**
- 9. 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;**
- 10. The Planning Director may allow additional development or construction, which is consistent with the existing development on this property. Significant changes in the use or impact on adjacent land uses as determined by the Planning Director shall require a review of this Conditional Use Permit;**
- 11. That no additional tent camping be allowed;**
- 12. That upon sale or transfer of the property, if the property is transferred beyond the applicant's immediate family or a closely held corporation owned by the applicant's immediately family, the Conditional Use Permit is revoked, and this Conditional Use Permit is only for the purchasers, Steve and Dorothy Wilkison, and the Conditional Use Permit shall be revoked if it reverts back to the seller of the property (the original holder of the land);**

13. That garbage storage and disposal shall be handled in such a manner so as not to create a health hazard, rodent harborage, insect breeding areas, accident or fire hazards, or air pollution; and,
14. That this Conditional Use Permit be reviewed in three (3) years, as deemed necessary by the Planning Commission or the County Board of Commissioners, or on a complaint basis to verify that all conditions of approval are being met.

Vote: unanimous (6 to 0).

7. **CONDITIONAL USE PERMIT REVIEW / CU 12-25:** Marvin and Lila Botz. To review an existing residence to be used as a temporary residence while constructing a new single-family residence in a General Agriculture District / Highway Service District in accordance with Sections 204-D, 205, and 510 of the Pennington County Zoning Ordinance.

Lots 3-4; E1/2SW1/4, SE1/4 less Right-of-Way, Section 30, T1S, R16E, BHM, Pennington County, South Dakota.

To approve of the extension of Conditional Use Permit / CU 12-25 with the following seven (7) conditions:

1. That the existing house either be demolished or converted into an agricultural/storage structure once the new single-family residence is complete and habitable and the applicant notify the Planning Department of such so that this Conditional Use Permit can be revoked;
2. That the applicant obtains a Demolition Permit from the Planning Department prior to demolishing the existing house;
3. That the applicant apply for a Building Permit, if a new pole barn is constructed in place of the old residence, at the same time as applying for a Demolition Permit in order to ensure that the existing septic system is going to continue to be utilized;
4. That the existing on-site wastewater treatment system be properly abandoned in accordance with SDAR §74:53:01:11, if it is not intended to continue to be utilized following demolition of the existing house;
5. That the address, 23965 Highway 240, continue to be properly posted at the approach so it is clearly visible from the road in both directions and also be posted on the residence in accordance with Pennington County's Ordinance #20;
6. That a Building Permit be obtained for any structure exceeding 144 square feet or located on a permanent foundation which requires a site plan to be reviewed and approved by the Planning Director; and,

7. **That this Conditional Use Permit be reviewed in one (1) year, as deemed necessary by the Planning Commission or County Board of Commissioners, or on a complaint basis to verify that all conditions of approval are being met.**

Vote: unanimous (6 to 0).

8. **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 September 8, 2014, Planning Commission meeting.)

To continue Conditional Use Permit / CU 14-25 to the October 27, 2014, Planning Commission meeting.

Vote: unanimous (6 to 0).

9. **MINOR PLAT / PL 14-21 AND SUBDIVISION REGULATIONS VARIANCE / SV 14-08**: Harney Mountain, LLC / Jim Scull. To create Lots 1, 2, and 3 of Harney Mountain Subdivision and to waive platting requirements in accordance with Section 400.3 and 700.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Government Lot 13 in Section 27, T1S, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 1, 2, and 3 of Harney Mountain Subdivision in Section 27, T1S, R5E, BHM, Pennington County, South Dakota.

To continue Minor Plat / PL 14-21 and Subdivision Regulations Variance / SV 14-08 to the October 13, 2014, Planning Commission meeting.

Vote: unanimous (6 to 0).

10. **REZONE / RZ 14-09 AND COMPREHENSIVE PLAN AMENDMENT / CA 14-07**: Harney Mountain, LLC / Jim Scull. To rezone 36.94 acres from General Agriculture District to Limited Agriculture District and to amend the Pennington County Comprehensive Plan to change the Future Land Use from Public to Limited Agriculture District in accordance with Section 508 of the Pennington County Zoning Ordinance.

A Parcel of land to be rezoned from General Agriculture to Limited Agriculture, located in Government Lot 13 of Section 27, Township One South (T1S), Range Five East (R5E), Black Hills Meridian (BHM), Pennington County, South Dakota. The Point of Beginning of said parcel

bears N00°04'50"W and a distance of 329.95 feet from the section corner common to Sections 27, 28, 33 and 34 of T1S, R5E, said section corner marked with a standard BLM Brass Cap, said Parcel is more particularly described as follows: THENCE FIRST COURSE: along the section line common to said Section 27 and Section 28 with a bearing of N00°04'50"W and a distance of 1,047.70 feet to an intersection with the southerly line of Ida Tin Lode M.S.663; THENCE SECOND COURSE: along said southerly line of M.S. 663 with a bearing of N48°06'40"E and a distance of 1,115.16 feet to corner number three of said M.S. 663 which is coincident with corner 13 of H.E.S. 135 marked with a scribed stone; THENCE THIRD COURSE: along the westerly line of said H.E.S. 135 with a bearing of S16°26'56"E and a distance of 555.18 feet to corner 12 of said H.E.S. 135, marked with a scribed stone; THENCE FOURTH COURSE: continuing along said westerly line of H.E.S. 135 with a bearing of S04°43'23"E and a distance of 805.22 feet to corner 11 of said H.E.S. 135, marked with a standard BLM brass cap; THENCE FIFTH COURSE: continuing along the westerly line of said H.E.S. 135 with a bearing of S00°29'38"W and a distance of 794.30 feet to corner 10 of said H.E.S. 135, marked with a rebar with a USFS aluminum cap, and coincident to an intersection with the section line common to said Section 27 and Section 34; THENCE SIXTH COURSE: along the section line common to said Section 27 and Section 34 with a bearing of N89°37'01"W and a distance of 393.19 feet; THENCE SEVENTH COURSE: along a line with a bearing of N03°02'27"W and a distance of 335.22 feet; THENCE EIGHTH COURSE: along a line with a bearing of S89°57'37"W and a distance of 634.40 feet and the Point of Beginning; Basis of Bearings established by GPS observation. Said Parcel of Land Contains 36.944 acres, more or less.

To continue Rezone / RZ 14-09 and Comprehensive Plan Amendment / CA 14-07 to the October 13, 2014, Planning Commission meeting.

Vote: unanimous (6 to 0).

- 11. REZONE / RZ 14-10 AND COMPREHENSIVE PLAN AMENDMENT / CA 14-08:** Harney Mountain, LLC / Jim Scull. To rezone 4.906 acres from General Agriculture District and Limited Agriculture District to Low Density Residential District and to amend the Pennington County Comprehensive Plan to change the Future Land Use from Public and Planned Unit Development Sensitive to Low Density Residential District in accordance with Section 508 of the Pennington County Zoning Ordinance.

A Parcel of land to be rezoned from General Agriculture to Low Density Residential, located in Government Lot 13 of Section 27, Township One South (T1S), Range Five East (R5E), Black Hills Meridian (BHM), Pennington County, South Dakota. The Point of Beginning of said parcel being common with the section corner common to Sections 27, 28, 33 and 34 of T1S, R5E, marked with a standard BLM Brass Cap, said Parcel is more particularly described as follows: THENCE FIRST COURSE: along the section line common to said Section 27 and Section 28 with a bearing of N00°04'50"W and a distance of 329.95 feet; THENCE SECOND COURSE: along line with a bearing of N89°57'37"E and a distance of 634.40 feet; THENCE THIRD COURSE: along a line with a bearing of S03°02'27"E and a distance of 335.22 feet to an intersection with the section line common to said Section 27 and Section 34; THENCE FOURTH COURSE: along said section line a bearing of N89°37'01"W and a distance of 651.73 feet to the Point of Beginning. Basis of Bearings established by GPS observation. Said Parcel of Land Contains 4.906 acres, more or less.

To continue Rezone / RZ 14-10 and Comprehensive Plan Amendment / CA 14-08 to the October 13, 2014, Planning Commission meeting.

Vote: unanimous (6 to 0).

- 12. MINOR PLAT / PL 14-20 AND SUBDIVISION REGULATIONS VARIANCE / SV 14-07:** Celia Bradley; Jim Peterson – Agent. To create Lots A and B of Black Metal #5 Lode M.S. 1986 and to waive platting requirements in accordance with Sections 400.3 and 700.1 the Pennington County Subdivision Regulations.

EXISTING LEGAL: All Black Metal #5 Lode M.S. 1986 less Lot 1-10 (also in Section 19), Section 20, T1S, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots A and B of Black Metal #5 Lode M.S. 1986, Sections 19 and 20, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Subdivision Regulations Variance / SV 14-07 to waive road improvements for Bradley Gulch Road and Deegan Drive to Local/Collector Road Standards, including a 24-foot-wide paved driving surface with a four (4) inch gravel driving surface; to waive improvement of the Section Line traversing the subject property to Ordinance #14 Standards, which includes a 24-foot-wide, four (4) inch gravel driving surface; to waive engineered road construction plans for all required road improvements; and to waive percolation test and soil profile information, including inspection of a profile hole by the Environmental Planner, on proposed Lot A; and approval of Minor Plat / PL 14-20 with the following four (4) conditions:

- 1. That proposed Lots A and B be rezoned to Low Density Residential prior to filing the plat at the Register of Deeds;**
- 2. That the heading of the plat be changed to “Lots A and B, Black Metal No. 5, M.S. 1986 (formerly Balance of Black Metal No. 5 M.S. 1986) located in the SW¹/₄ and the NW¹/₄ of Section 20, and in the SE¹/₄ and the NE¹/₄ of Section 19, T1S, R5E, B.H.M., Pennington County, South Dakota” prior to filing the plat at the Register of Deeds;**
- 3. That a note be included on the plat indicating that proposed Lot B has a “no build” stipulation and may not be developed, other than future road improvements to Bradley Gulch Road prior to filing the plat at the Register of Deeds; and,**
- 4. That the plat dedicate all necessary easements, including eight (8) foot utility and minor drainage easements along the interior of all lot lines and a major drainage easement for the location of any existing watercourse, drainage way, channel or stream which traverses the property.**

Vote: unanimous (6 to 0).

13. **REZONE / RZ 14-08 AND COMPREHENSIVE PLAN AMENDMENT / CA 14-06:** Celia Bradley; Jim Peterson – Agent. To rezone 17.9 acres from General Agriculture District to Low Density Residential District and to amend the Pennington County Comprehensive Plan to change the Future Land Use from PUD Sensitive to Low Density Residential District in accordance with Section 508 of the Pennington County Zoning Ordinance.

To recommend approval of Rezone / RZ 14-08 and approval of Comprehensive Plan Amendment / CA 14-06.

Vote: unanimous (6 to 0).

14. **MINOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 14-04:** Heidi Stymiest. To reduce the setback from 20 feet to 18.5 feet on Lot 319 to bring an existing carport into compliance in accordance with Section 213 of the Pennington County Zoning Ordinance.

Tract C of Lot B of NE1/4NW1/4 less Pengra Subdivision, Section 17, T2N, R7E, BHM, Pennington County, South Dakota.

To approve of Minor Planned Unit Development Amendment #14-04 with the following (1) condition:

1. **That this Minor PUD Amendment allows for the side-yard setback on Lot 319 to be reduced from 20 feet to 18.5 feet. All other structures shall maintain the 20 foot separation between units. Any further setback reductions must obtain approval of a separate Minor PUD Amendment request.**

Vote: unanimous (6 to 0).

END OF CONSENT CALENDAR

15. **ORDINANCE AMENDMENT / OA 14-04:** Pennington County. To amend Section 319-C-5 and 319-C-6 (Vacation Home Rental) of the Zoning Ordinance.

Conover reviewed the Staff Report indicating the proposed Ordinance Amendment is to amend Section 319-C-5 and Section 319-C-6 to reflect both the County Board of Commissioners and Planning Commissioners request to eliminate automatic revocation of Conditional Use Permits for Vacation Home Rentals in General Agriculture Districts, Limited Agriculture Districts and Low Density Residential Districts, with the exception of Vacation Home Rentals in Suburban Residential Districts.

Conover stated the proposed Ordinance Amendment was readvertised to include all the recommended changes to Section 319-C-5 and 319-C-6, as those changes resulted in numbered changes to the section.

Staff recommended approval of Ordinance Amendment / OA 14-04.

Commissioner Coleman discussed the difference between an original Conditional Use Permit approval for a Vacation Home Rental and the transfer of a Conditional Use Permit for a VH Rental, under the review process.

Conover explained that an approved Conditional Use Permit for a VH Rental can be transferred, under the review process in certain zoning districts, and the new applicant will still need to submit the necessary documentation in order to obtain approval for the property / residence to continue to be used as a VH Rental. The applicant will go through the process of advertisement, notification by certified mail, name of Local Contact, Staff Report, etc., and be heard in front of the Planning Commission for approval.

Discussion followed.

Moved by Davis and seconded by McCollam to approve Ordinance Amendment / OA 14-04.

Ms. Joyce Sugrue, member of the public, appeared and spoke of the brief history in adopting the VH Rental Ordinance. She noted that this amendment is very clear for the public and they now know exactly what they need to do in order for VH Rentals to transfer to new owners in certain zoning districts.

All voting aye, the Motion carried 6 to 0.

16. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the September 8th Planning Commission meeting.

17. ITEMS FROM THE PUBLIC

There were no items from the public.

18. ITEMS FROM THE STAFF

- A. Environmental Planner. Conover informed the Planning Commission that Valerie Jagim's last day will be on October 2nd.
- B. New Administration Building. Conover spoke of a tour taken of the P&Z area in the new Administration Building.
- C. 2014 SD Planners Association Conference. Conover stated the conference will be held in Watertown, October 22-23, 2014. Commissioners Landers and McCollam will be attending the conference.

- D. 2014 On-Site Wastewater Installer Training. Molitor informed the Planning Commission that this training will take place on Thursday, October 2nd, at the Rushmore Plaza Civic Center. Contact Valerie Jagim or herself, if you wish to attend.
- E. Spring Creek 319 Watershed. Molitor explained there will be a tour of the watershed on Thursday, October 25th. If any of the Planning Commission members would also like to attend, please contact her.
- F. 2014 National On-Site Wastewater Recycling Association (NOWRA). Molitor also informed the Planning Commission that this conference will be held November 9-12, 2014, in Denver, Colorado.

19. ITEMS FROM THE MEMBERSHIP

There were no items from the membership.

20. ADJOURNMENT

Moved by McCollam and seconded by Coleman to adjourn.

All voting aye, the Motion carried 6 to 0.

The meeting adjourned at **9:28 a.m.**

Sig Zvejnieks, Chairperson