

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
February 11, 2013 @ 9:00 a.m.

County Commissioners' Meeting Room - Pennington County Courthouse

Recommendations of the Planning Commission on items from this agenda will be considered by the Board of Commissioners at their regular meeting on February 19, 2013, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE JANUARY 28, 2013, MINUTES
2. APPROVAL OF THE AGENDA

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 99-47:** Douglas Houk. To review a manufactured home as a caretaker's residence in a Low Density Residential District in accordance with Section 204-D of the Pennington County Zoning Ordinance.

Lot 3R, Houk's Subdivision, Section 15, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 99-47 with four (4) conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 10-35:** Sindy Roscamp. To review a single-wide mobile home to be used as a single-family residence in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

The N1/2NE1/4; NE1/4NW1/4 Less Highway Right-of-Way; That Part of NW1/4NW1/4 Lying East of Highway 40 Right-of-Way; all in Section 14, T1S, R10E, BHM, Pennington County, South Dakota.

(Continued from the December 10, 2012, Planning Commission meeting.)

To recommend the review of Conditional Use Permit / CU 10-35 be continued to the February 25, 2013, Planning Commission meeting.

5. **CONDITIONAL USE PERMIT / CU 13-01:** Loretta Daigle / Lazy Rocking D, LLC; Rushmore Vacation Rentals – Local Contact. To allow for a Vacation Home Rental in a General Agriculture District in accordance with Sections 205, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 1 of the NW1/4NE1/4, Section 22, T2S, R4E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 13-01 with eight (8) conditions.

6. **MINOR PLAT / PL 13-02:** Hills Septic; First Interstate Bank – Owner. To create Common Area 17 and Lot 47R of Block 1 of Canyon Springs Preserve in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 47, Block 1, Canyon Springs Preserve, Section 22, T2N, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Common Area 17 and Lot 47R of Block 1 of Canyon Springs Preserve, Section 22, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Minor Plat / PL 13-02 with one (1) condition.

END OF CONSENT CALENDAR

7. **MINING PERMIT / MP 12-19:** Ray French; Duane Pankratz – Owner. To allow for the excavation of gravel from the subject property to be hauled off-site in a Limited Agriculture District in accordance with Sections 206 and 507 of the Pennington County Zoning Ordinance.

Tract 2 of Lot B and C, Elkhorn Placer #1502, Section 10, T2S, R6E, BHM, Pennington County, South Dakota.

(Continued from the January 28, 2013, Planning Commission meeting.)

8. **MINING PERMIT / MP 13-02:** Western Construction, Inc.; Tom Lien – Agent. To excavate, extract, and process gravel in a General Agriculture District in accordance with Sections 205 and 507 of the Pennington County Zoning Ordinance.

E1/2 of Section 18, T1N, R9E, BHM, Pennington County, South Dakota.

9. COUNTY BOARD REPORT

No items from the January 28, 2013, Planning Commission meeting needed to be forwarded to the Board of Commissioners meeting on February 5, 2013.

10. ITEMS FROM THE PUBLIC

11. ITEMS FROM THE STAFF

A. Building Permit Report.

12. ITEMS FROM THE MEMBERSHIP

13. DISCUSSION ITEMS

14. ADJOURNMENT

ADA Compliance: Pennington County fully subscribes to the provisions of the Americans with Disabilities Act. If you desire to attend this public meeting and are in need of special accommodations, please notify the Planning Department so that appropriate auxiliary aids and services are available.