

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
March 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 March 19, 2013, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE FEBRUARY 25, 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 85-25:** Loretta Parker. To review two mobile homes, one as a principal residence and one as a caretaker's residence, in accordance with Sections 204, 206-C-21, and 510 of the Pennington County Zoning Ordinance.

Lot 6, Hidden Springs Ranchettes, SW1/4 NW1/4, Section 6, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 85-25 with six (6) conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 89-36:** Clyde and Dianne Graumann. To review a roofing business as a home occupation in a Suburban Residential District in accordance with Section 208-C-6 of the Pennington County Zoning Ordinance.

Lot 5, Carlin Subdivision, Section 11, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 89-36 with eight (8) conditions.

5. **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 18 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.

6. **LAYOUT PLAT / PL 13-03:** David Merchen; Davis Engineering – Agent. To create Lot A Revised and Lot B Revised of Merchen Addition in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot A and Lot B of Merchen Addition and Lot 4 of Merchen Addition #2, Section 21, T2N, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot A Revised and Lot B Revised of Merchen Addition, Section 21, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Layout Plat / PL 13-03 with eleven (11) conditions.

END OF CONSENT CALENDAR

7. **COUNTY BOARD REPORT**

The Board of Commissioners concurred with the Planning Commission's recommendations from the February 25, 2013, Planning Commission meeting, with the exception of Conditional Use Permit 13-02 – Dan Pulse. This item was appealed and it was denied by the Board of Commissioners.

8. **ITEMS FROM THE PUBLIC**

9. **ITEMS FROM THE STAFF**

A. Building Permit Report.

10. **ITEMS FROM THE MEMBERSHIP**

11. **DISCUSSION ITEMS**

12. **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.