

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**May 28, 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 June 6, 2013, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE MAY 13, 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 08-06:** Robert and Melody Riggins.  
To review a single-wide manufactured home as a temporary residence while constructing a stick-built home in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

SW1/4SE1/4 of Section 12, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 08-06 to the September 9, 2013, Planning Commission meeting.

4. **CONDITIONAL USE PERMIT REVIEW / CU 11-11:** Gerald and Barbara Wittler.  
To review a horse trailer with living quarters parked on the property and utilized as a residence in a General Agriculture District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

Lot H1 in the SE1/4SE1/4 less 42 feet of the NE boundary for County ROW as conveyed in Deed recorded in Book 179, Page 573, Section 31, T2N, R11E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 11-11 with eight (8) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 12-08:** Michael and Marella Anderson; Cousin Construction – Agent. To review the existing residence to be used as a temporary residence while constructing a stick-built residence in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 9, Stratmeyer Subdivision, Section 13, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend to revoke Conditional Use Permit / CU 12-08 with the applicants' concurrence.

6. **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, Beard Subdivision, Section 21, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 12-10 with fifteen (15) conditions.

#### **END OF CONSENT CALENDAR**

7. **REZONE / RZ 13-06:** Doug Sletten. To rezone two (2) acres from Limited Agriculture District to Suburban Residential District in accordance with Sections 210 and 508 of the Pennington County Zoning Ordinance.

Parcel A of S1/2SW1/4, Section 14, T1N, R8E, BHM, Pennington County, South Dakota.

(Continued from the May 13, 2013, Planning Commission meeting.)

8. **CONDITIONAL USE PERMIT / CU 13-09:** Beverly Sears; Nate Oviatt – Agent. To allow an accessory structure prior to a principal structure in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lots 22-23, Block 8, Silver City, Section 31, T2N, R5E, BHM, Pennington County, South Dakota.

9. CONDITIONAL USE PERMIT / CU 13-07: Jack Bradt. To allow for the operation of a dude ranch to include lodging and horse trail rides in a General Agriculture District in accordance with Sections 205-C and 510 of the Pennington County Zoning Ordinance.

The W1/2 of the NW1/4, Section 21, T2S, R6E, BHM, Pennington County, South Dakota.

(Continued from the May 13, 2013, Planning Commission meeting.)

10. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the May 13, 2013, Planning Commission meeting with the exception of Rezone 13-05 and Comprehensive Plan Amendment 13-01 (Jude Wildeman). These applications were approved by the Board of Commissioners.

11. ITEMS FROM THE PUBLIC

12. ITEMS FROM THE STAFF

A. General Agriculture District and Limited Agriculture District Uses.

13. ITEMS FROM THE MEMBERSHIP

14. DISCUSSION ITEMS

15. 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.**