

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
August 26, 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 September 3, 2013, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE AUGUST 12, 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 91-59:** Melissa Ehrhardt. To review a single-wide mobile home as a single-family residence in a Suburban Residential District in accordance with Section 208-C-19 of the Pennington County Zoning Ordinance.

Tract C of Lot 6, Berger Subdivision, Section 14, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend to continue of the review of Conditional Use Permit / CU 91-59 to the September 23, 2013, Planning Commission meeting.

4. **CONDITIONAL USE PERMIT REVIEW / CU 10-05:** Daisey Enterprise; Jessie DeJong/Kristen Kilcoin. To review a RV Park and tent camping sites in a Highway Service District in accordance with Sections 210, 306, and 510 of the Pennington County Zoning Ordinance.

Lot 1R, Three Forks Subdivision, Section 22, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 10-05 with twenty-one (21) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 12-21:** Ken and Cory Tomovick. To review a Vacation Home Rental in a Suburban Residential District in accordance with Sections 206, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 4, Bonanza Bar MC 970, Section 12, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 12-21 with seven (7) conditions.

6. **PLANNED UNIT DEVELOPMENT REVIEW / PU 06-07:** Black Hills Resorts, Inc. (Cimarron Park); Art Janklow – Agent. To review a Planned Unit Development to allow a mobile home park in accordance with Section 213 of the Pennington County Zoning Ordinance.

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

(Continued from the July 22, 2013, Planning Commission meeting.)

To recommend to continue the review of Planned Unit Development / PU 06-07 to the September 23, 2013, Planning Commission meeting.

7. **MINOR PLAT / PL 13-16:** Jarvis and Frances Olson; Fisk Land Surveying – Agent. To create Lots 1 and 2 of Olson Park Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: S1/2NE1/4SE1/4, Section 35, T1N, R3E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 1 and 2 of Olson Park Subdivision, Section 35, T1N, R3E, BHM, Pennington County, South Dakota.

To recommend approve of Minor Plat / PL 13-16 with two (2) conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CU 10-19:** Tom Bodensteiner. To review an additional residence on the subject property as “housing for hired help” 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.

To recommend approval of the extension of Conditional Use Permit / CU 10-19 with eight (8) conditions.

END OF CONSENT CALENDAR

9. CONDITIONAL USE PERMIT REVIEW / CU 10-18: Tom Bodensteiner. To review a golf driving range in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

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

10. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the August 12, 2013, Planning Commission meeting.

11. ITEMS FROM THE PUBLIC

12. ITEMS FROM THE STAFF

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.