

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
October 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 November 5, 2013, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE OCTOBER 14, 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 01-18:** Randy and June Guliuzza. To review a Bed and Breakfast as a home occupation in a Low Density Residential District in accordance with Section 207-C-1 of the Pennington County Zoning Ordinance.

Tract 2 of Shelter in the Hills Subdivision, Section 24, T1S, R6E, BHM, Pennington County, South Dakota.

(Continued from the September 9, 2013, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 01-18 with eleven (11) conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 07-41:** Gloria Roseland. To review a single-wide manufactured home as a single-family residence in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 3A, Block 11, Ashland Subdivision No. 3, Section 15, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 07-41 with to the November 12, 2013, Planning Commission meeting.

5. **CONDITIONAL USE PERMIT REVIEW / CU 08-06:** Robert and Melody Riggins. To review a single-wide mobile 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.

(Continued from the September 9, 2013, Planning Commission meeting.)

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

6. **CONDITIONAL USE PERMIT REVIEW / CU 12-28:** Albert and Rita Chapman. To review a Vacation Home Rental in a Suburban Residential District in accordance with Sections 208, 319, and 510 of the Pennington County Zoning Ordinance.

Lots 9-12, Block 3, Silver City, Section 31, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 12-28 with six (6) conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 12-29:** Albert and Rita Chapman. To review a Vacation Home Rental in a Suburban Residential District in accordance with Sections 208, 319, and 510 of the Pennington County Zoning Ordinance.

Lots 5-10, Block 2, Silver City, Section 31, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 12-28 with six (6) conditions.

8. **PLANNED UNIT DEVELOPMENT REVIEW / PU 08-01:** Clair Voshall. To review a Planned Unit Development to allow three existing mobile homes, a home occupation, and outbuildings in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot 1, Voshall Addition, Section 10, T2S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Planned Unit Development / PU 08-01 with eight (8) conditions.

9. **VACATION OF EASEMENT / VE 13-02:** Aaron Olson. To vacate a portion of the access and utility easements located along the interior of Lots 7 and 8 of Tract A of Sunnyside Acres Subdivision in accordance with the Pennington County Zoning Ordinance.

Lots 7 and 8 of Tract A, Sunnyside Acres Subdivision, Section 25, T2N, R4E, and Section 30, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the Vacation of Easement / VE 13-02 with one (1) condition.

10. **CONDITIONAL USE PERMIT / CU 13-22:** Dudley and Ila LaPointe. To allow a single-wide mobile home to be used as a single-family residence in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 25, Block 7, Green Valley Estates, Section 23, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 13-22 with nine (9) conditions.

END OF CONSENT CALENDAR

11. **REZONE / RZ 13-19:** James and Charlette Steele; Fisk Land Surveying – Agent. To rezone 25 acres from General Agriculture District to Limited Agriculture District in accordance with Sections 206 and 508 of the Pennington County Zoning Ordinance.

NW1/4SE1/4SE1/4; NE1/4SE1/4SE1/4; and S1/2SE1/4NE1/4SE1/4, in Section 25, T2N, R6E, BHM, Pennington County, South Dakota.

12. **DISCUSSION OF COMMERCIAL BUILDING PERMIT FEE.**

(Continued from the October 14, 2013, Planning Commission meeting.)

13. **COUNTY BOARD REPORT**

The Board of Commissioners will not hear the Planning Commission's recommendations from the October 14, 2013, Planning Commission meeting until their November 5th Board meeting.

Rezone 13-14 and Comprehensive Plan Amendment 13-08 (Mitch Morris) were recommended by the Planning Commission to be denied without prejudice at the September 9, 2013, Planning Commission meeting. This item was reconsidered at the

October 15, 2013, Board of Commissioners' meeting, and was subsequently denied by the Board of Commissioners.

14. ITEMS FROM THE PUBLIC
15. ITEMS FROM THE STAFF
16. ITEMS FROM THE MEMBERSHIP
17. DISCUSSION ITEMS
18. 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.