

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
November 25, 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 December 3, 2013, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE NOVEMBER 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 05-30:** Melvin and Mary Leui; Debarah Leui – Agent. To review a second manufactured home on the property to be used as a caretaker's residence in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 3, Block 7, Ashland Subdivision #2, Section 15, T2N, R8E, Pennington County, South Dakota.

(Continued from the September 23, 2013, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 05-30 with ten (10) conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 07-47:** Randy Babcock; Exergy Development Group. To review a wind measurement tower, not to exceed 200 feet in height, in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Government Lot 4; SE1/4SW1/4; S1/2SE1/4, Section 30, T4N, R16E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 07-47 to the January 13, 2013, Planning Commission meeting.

5. **TELECOMMUNICATIONS FACILITY PERMIT REVIEW / TC 09-04:** AT&T; Clayton and Francis Baker. To review a 190 foot monopole communications tower in a General Agriculture District in accordance with Sections 205, 316, and 510 of the Pennington County Zoning Ordinance.

Part of the NE1/4SW1/4 North of Highway and less Strato Bowl Subdivision and less Right-of-Way in Strato Bowl Subdivision, Section 13, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Telecommunications Facility Permit / TC 09-04 with eight (8) conditions.

6. **CONDITIONAL USE PERMIT / CU 13-24:** Scott Buckley; Jim Peterson – Agent. 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.

Part of Sherman Placer MS #821 and Lot A of Sherman Placer MS #821, Section 30, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 13-24 with eleven (11) conditions.

7. **CONDITIONAL USE PERMIT / CU 13-25:** Prairie Berry, LLC; Matt Keck – Agent. To allow two illuminated on-premise signs within 1,500 feet of a dwelling unit and residential zoning district in a Highway Service District in accordance with Sections 210, 312, and 510 of the Pennington County Zoning Ordinance.

Lot 1, Addie Camp Subdivision, Section 21, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 13-25 with five (5) conditions.

END OF CONSENT CALENDAR

8. **APPEAL OF PLANNING DIRECTOR'S DECISION:** Harold J. Marlow. To appeal the requirement of Section 204-J-5 of the Pennington County Zoning Ordinance.

Lot 10R, Block 1, Spring Canyon Estates, Section 6, T1S, R7E, BHM, Pennington County, South Dakota.

9. **COUNTY BOARD REPORT**

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

10. ITEMS FROM THE PUBLIC
11. ITEMS FROM THE STAFF
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.