

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**December 9, 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 17, 2013, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE NOVEMBER 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. **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.

(Continued from the November 25, 2013, Planning Commission meeting.)

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

4. **CONDITIONAL USE PERMIT REVIEW / CU 00-65:** Joyce Metz; Cathy Little Bull - Agent. To review a caretaker's residence in a Limited Agriculture District in accordance with Sections 206-C and 510 of the Pennington County Zoning Ordinance.

Lot 3, Tract A less Right of Way, Metz Addition, Section 10, T2S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 00-65 with five (5) conditions.

5. **ROAD NAMING:** Orvil Davis (Lazy P6 Land Co.) To name a 68-foot-wide Common Ground (Area) which provides access to properties located in Southgate Commercial Condominiums Subdivision, Section 19, T1N, R8E, BHM, Pennington County, South Dakota. East Watts Lane.

To recommend approval of the Road Name of East Watts Lane.

6. **PLANNED UNIT DEVELOPMENT REVIEW / PU 06-07:** Black Hills Resorts, Inc. (Cimarron Park). 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 October 14, 2013, Planning Commission meeting.)

To recommend to continue the review of Planned Unit Development / PU 06-07 to the March 10, 2014, Planning Commission meeting.

7. **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 October 28, 2013, Planning Commission meeting.)

To recommend to continue the review of Conditional Use Permit / CU 08-06 to the March 10, 2014, Planning Commission meeting.

8. **CONDITIONAL USE PERMIT / CU 13-26:** Eric Patterson / Cindy Wasson. To allow for accessory structures prior to a principal structure in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Lot 2, Kauer Subdivision, Section 30, T2N, R10E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 13-26 with nine (9) conditions.

9. **CONDITIONAL USE PERMIT / CU 13-27:** David and Nancy Fisher. To allow for an accessory structure (garage/shop) without a principal structure in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Tract D, Circle B Ranch Subdivision, Section 28, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 13-27 with seven (7) conditions.

10. **MINOR PLAT / PL 13-25**: David Merchen; Davis Engineering – Agent. To create Lot A Revised and Lot B Revised of Merchen Addition in accordance with Section 400.3 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 Minor Plat / PL 13-25 with one (1) condition.

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

11. **MINOR PLAT / PL 13-27 AND SUBDIVISION REGULATIONS VARIANCE / SV 13-13**: Tracey Mowery / George and Robin Pendo. To reconfigure lot lines to create Lot 1R and Lot 2 of Slater Subdivision and to waive platting requirements in accordance with Sections 400.3 and 700.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: NE1/4 less Tightline Lake Estates; E1/2NW1/4 less Slater Subdivision; SW1/4NW1/4 less Slater Subdivision, less I-90 right-of-way and less County Road right-of-way; and Lot 1 of Slater Subdivision; all in Section 26, T2N, R10E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1R and Lot 2 of Slater Subdivision, Section 26, T2N, R10E, BHM, Pennington County, South Dakota.

12. **LAYOUT PLAT / PL 13-26**: Norris Peak Lodge; Arleth Land Surveying – Agent. To create Lot 1A and Lot 1B of Van Vooren Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 1 of Van Vooren Subdivision, Section 31, T2N, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1A and Lot 1B of Van Vooren Subdivision, Section 31, T2N, R6E, BHM, Pennington County, South Dakota.

13. DISCUSSION OF COMMERCIAL BUILDING PERMIT FEES.
14. DISCUSSION OF HISTORY OF LETTER OF CREDITS AND RELATED SUBDIVISION IMPROVEMENTS FOR CANYON SPRINGS PRESERVE.
15. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the November 25, 2013, Planning Commission meeting.
16. ITEMS FROM THE PUBLIC
17. ITEMS FROM THE STAFF
  - A. Building Permit Report.
18. ITEMS FROM THE MEMBERSHIP
19. DISCUSSION ITEMS
20. 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.**