

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
January 13, 2014 @ 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 January 21, 2014, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE DECEMBER 9, 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 07-47: Exergy Development Group; John E. Link Revocable Trust. 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.

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

To recommend to revoke Conditional Use Permit / CU 07-47.

4. 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.

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

To recommend to deny without prejudice Subdivision Regulations Variance / SV 13-13 and Minor Plat 13-27.

5. **REZONE / RZ 13-20**: Lorraine Smith. To rezone 42.1 acres from General Agriculture District to Limited Agriculture District in accordance with Sections 206 and 508 of the Pennington County Zoning Ordinance.

Located on the S3/4NE1/4SW1/4; SE1/4SW1/4 less part lying south of highway; and, that part of the SW1/4SW1/4 and vacated Section Line lying East of County Road #C2337; Section 24, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Rezone / RZ 13-20.

6. **LAYOUT PLAT / PL 13-30 AND SUBDIVISION REGULATIONS VARIANCE / SV 13-14**: John Donahue; Fisk Land Surveying. To reconfigure lots lines to create Tract A Revised of Blocks 7 and 8 and Tract B of Block 7 in Silver City and to waive platting requirements in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Tract A of Blocks 7 and 8 and all of Lots 25 and 26 in Block 7 of Silver City, Section 31, T2N, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Tract A Revised of Blocks 7 and 8 and Tract B of Block 7 in Silver City, Section 31, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Subdivision Regulations Variance / SV 13-14 and approval of Layout Plat 13-30 with fifteen (15) conditions.

END OF CONSENT CALENDAR

7. **LAYOUT PLAT / PL 13-29**: John and Jenny Boland. To create Lot 1 of Boland Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Government Lots 10-11, Section 31, T1S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1 of Boland Subdivision and unplatted balance of Government Lot 11, Section 31, T1S, R6E, BHM, Pennington County, South Dakota.

8. REZONE / RZ 13-20 AND COMPREHENSIVE PLAN AMENDMENT / CA 13-13:
Rushmore Cave, LLC (Tom Hagen and Bobby Sundby). To rezone 56.13 acres from General Agriculture District and Low Density Residential District to Highway Service District and to amend the Comprehensive Plan to change the Future Land Use from Limited Agriculture District to Highway Service District in accordance with Sections 210 and 508 of the Pennington County Zoning Ordinance.

Lot 1R of Rushmore Cave Subdivision, Section 18, T2S, R7E, BHM, Pennington County, South Dakota.

9. DISCUSSION OF COMMERCIAL BUILDING PERMIT FEES.

10. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the December 9, 2013, Planning Commission meeting.

11. ITEMS FROM THE PUBLIC

12. ITEMS FROM THE STAFF

A. Building Permit Report.

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.