

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**March 10, 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 March 18, 2014, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE FEBRUARY 24, 2014, 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 01-01:** Charles and Ursula Brackett.  
To review a mobile home park in a Suburban Residential District in accordance with Section 208-C-2 of the Pennington County Zoning Ordinance.

The West 250' of the North 662.9' of the NW1/4SE1/4, Section 17, T2N, R7E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 01-01 to the May 12, 2014, Planning Commission meeting.

4. **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 December 9, 2013, Planning Commission meeting.)

To recommend to continue the review of Conditional Use Permit / CU 08-06 to the June 23, 2014, Planning Commission meeting.

5. **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 December 9, 2013, Planning Commission meeting.)

To recommend to continue the review of Planned Unit Development / PU 06-07 to the May 12, 2014, Planning Commission meeting.

6. **MINOR PLAT / PL 14-04:** Granite Point, LLC; Gene Quinn – Agent. To create Lots A and B of Lot 3R, Lots A and B of Lot 4, Lots A and B of Lot 6, Lots A and B of Lot 7, and Lot 11R and Lot 12R of Granite Point Subdivision in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lots 3R, 4, 6, 7, 11, 12, and Lot 13, Granite Point Subdivision, Section 10, T2S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots A and B of Lot 3R, Lots A and B of Lot 4, Lots A and B of Lot 6, Lots A and B of Lot 7, and Lot 11R and Lot 12R of Granite Point Subdivision, Section 10, T2S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Minor Plat / PL 14-04 with one (1) condition.

7. **MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 14-01:** Granite Point, LLC; Gene Quinn – Agent. To amend the existing Granite Point Planned Unit Development to reduce the number of townhome sites and to reconfigure lots in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lots 1, 2A, 3R, and 4; Lot A of Lot 5; Lot B of Lot 5; Lot C of Lot 5; Lot D of Lot 5; Lot 6; Lot 7; Lot 8; Lot 9; Lot 10; Lot 11; Lot 12; Lot 13; Lot 14; Common Area 1 and 2; and Well Lot Revised of Granite Point Subdivision, all located in Section 10, T2S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Major Planned Unit Development Amendment / PU 14-01 with fifteen (15) conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CU 99-37:** Bob Young. To review a mobile home park in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

The NW1/4NE1/4, Section 20, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 99-37 to the April 14, 2014, Planning Commission meeting.

## END OF CONSENT CALENDAR

9. MINOR PLAT / PL 14-03: John Donahue. To reconfigure lots lines to create Lots 1 and 2 of Silver City Addition No. 2 in accordance with Section 400.3 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: Lots 1 and 2 of Silver City Addition No. 2, Section 31, T2N, R5E, BHM, Pennington County, South Dakota.

10. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the February 24, 2014, 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.**