

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
March 24, 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 April 1, 2014, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE MARCH 10, 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 92-42:** Sunnyside Mobile Home Court. To review a mobile home park in a Suburban Residential District in accordance with Sections 208-C-2 and 510 of the Pennington County Zoning Ordinance.

The SE1/4NE1/4, Section 17, T2N, R7E, BHM, including that portion designated as a private lane lying in the SE1/4NE1/4SE1/4, Section 17, T2N, R7E, BHM, as shown on the plats filed in Plat Book 9, Page 161 and Plat Book 12, Page 274, excepting there from Lot A of the SE1/4NE1/4 NE1/4SE1/4, Section 17, T2N, R7E, BHM, as shown on the plat filed in Plat Book 9, Page 161 and EXCEPTING there from Lots C and D of King Subdivision, as shown on the plat filed in Plat Book 12, Page 274.

To recommend the review of Conditional Use Permit / CU 92-42 be continued to the April 28, 2014, Planning Commission meeting.

4. **CONDITIONAL USE PERMIT REVIEW / CU 12-03:** Keith and Mary Anne Wheeler. To review a single-wide mobile home being used as a single-family residence in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

The N1/2 of Lot 9, Block 8, Eastern Acres Subdivision, Section 11, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 12-03 with four (4) conditions.

5. **MINING PERMIT / MP 14-03:** Pennington County Highway Department. To excavate gravel for road resurfacing in the area in accordance with Section 507 of the Pennington County Zoning Ordinance.

SW1/4 of Section 27 and the SE1/4 of Section 28, T1S, R3E, BHM, Pennington County, South Dakota.

To recommend approval of Mining Permit / MP 14-03 with eleven (11) conditions.

6. **MINING PERMIT / MP 14-04:** Pennington County Highway Department. To excavate and extract gravel for road resurfacing in the area in accordance with Section 507 of the Pennington County Zoning Ordinance.

E1/2SE1/4 of Section 7 and the W1/2SW1/4; SE1/4SW1/4 of Section 8, T2N, R15E, BHM, Pennington County, South Dakota.

To recommend approval of Mining Permit / MP 14-04 with ten (10) conditions.

7. **MINOR PLAT / PL 14-05:** Larry Shorb, Clifford & Mary Shorb; John Preston – Agent. To create Lot 1 of John Deere Subdivision in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: A portion of Tract N and the NE1/4SW1/4 located in the E1/2SW1/4 of Section 18, T2S, R8E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1, John Deere Subdivision, Section 18, T2S, R8E, BHM, and Pennington County, South Dakota.

To recommend approval of Minor Plat / PL 14-05 with seven (7) conditions.

8. **TELECOMMUNICATIONS FACILITY PERMIT / TC 14-01:** Cellular Inc. / Network Corp. d/b/a Verizon Wireless; John Rowe - Agent. To allow a 190 foot stealth monopine pole and equipment shelter in a General Agriculture District in accordance with Sections 205 and 316 of the Pennington County Zoning Ordinance.

That Part of Lot A in SW1/4SW1/4 lying south of Highway 44, Section 12, T1N, R6E, BHM, Pennington County South Dakota.

To recommend to continue Telecommunications Facility Permit / TC 14-01 to the April 14, 2014, Planning Commission meeting.

9. **VACATION OF PLAT / VP 14-01:** Robert Crisman and Faith Lewis. To vacate Tracts 5, 6, and 7 of Bear Mountain Ranch Subdivision.

EXISTING LEGAL: A portion of Tracts 5, 6, and 7 of Bear Mountain Ranch Subdivision, Section 24, T2S, R3E, and Section 19, T2S, R4E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: The unplatted portion of SE¹/₄NE¹/₄, less Tracts 2, 3, 4, 8A, and 8B of Bear Mountain Ranch Subdivision and less SW¹/₄SW¹/₄SE¹/₄NE¹/₄, Section 24, T2S, R3E, BHM, Pennington County, South Dakota; and, The unplatted portion of Government Lot 2, less Tracts 1, 8B and 8C of Bear Mountain Ranch Subdivision and less Lots 6 and 10, Lost Acres Addition #1, Section 19, T2S, R4E, BHM, Pennington County, South Dakota.

To recommend approval of Vacation of Plat / VP 14-01 with one (1) condition.

10. **CONDITIONAL USE PERMIT AMENDMENT / CU 14-04:** Dan and Nancy Evangelisto. To amend the existing Conditional Use Permit to include Lot 12 to allow for a Recreational Resort to include a Bed and Breakfast, up to 10 rental units and special events to include: weddings, wine tasting, rehearsal dinners, and family reunions in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Lots 3, 4, 10, 11 and 12, Custer Trails Subdivision #1, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend Conditional Use Permit Amendment / CU 14-04 be continued to the April 14, 2014, Planning Commission meeting.

END OF CONSENT CALENDAR

11. **SUBDIVISION REGULATIONS VARIANCE / SV 14-02:** John and Jenny Boland. To waive platting requirements in accordance with Section 700.1 of the Pennington County Zoning Ordinance.

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.

12. **DISCUSSION OF VACATION HOME RENTALS.**

(Continued from the February 24, 2014, Planning Commission meeting.)

13. **COUNTY BOARD REPORT**

The Board of Commissioners concurred with the Planning Commission's recommendations from the March 10, 2014, Planning Commission meeting.

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.