

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
April 14, 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 May 6, 2014, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE MARCH 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. **CONSTRUCTION PERMIT / CU 14-01:** Advanced Engineering and Surveying, Inc. To replace approximately 5,500 linear feet of existing water main in accordance with Section 507 of the Pennington County Zoning Ordinance.

Section 9, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CU 14-01 with thirteen (13) conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 07-11:** Bernard Ness; Ronnie Ness – Agent. To review an auto repair business in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

All Section less Right-of-Way, Section 1, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 07-11 with nine (9) conditions.

5. **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.

(Continued from the March 10, 2014, Planning Commission meeting.)

To recommend to continue the review of Conditional Use Permit / CU 99-37 to the May 12, 2014, Planning Commission meeting.

6. **CONDITIONAL USE PERMIT / CU 14-09:** Jesse Rieb. To allow an existing single-family residence to be used as a second ranchhand's residence in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

All Section less right-of-way; less PT NW1/4NE1/4 and PT N1/2NW1/4, Section 11, T1S, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 14-09 with eight (8) conditions.

7. **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.

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

To recommend approval of Conditional Use Permit Amendment / CU 14-04 with twenty-five (25) conditions.

8. **CONDITIONAL USE PERMIT / CU 14-10:** Dollar General; Conrad's Big C Signs – Agent. To allow two illuminated, on-premise signs within 1,500 feet of a residential zoning district / dwelling unit in a General Commercial District in accordance with Sections 209 and 510 of the Pennington County Zoning Ordinance.

Lot C of Tract 1, Paul Subdivision, Section 15, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 14-10 with five (5) conditions.

9. **CONDITIONAL USE PERMIT AMENDMENT / CU 14-08:** Basin Electric Power Cooperative; Kevin Solie – Agent. To construct an addition to an existing electrical substation in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

The S1/2SE1/4SW1/4; S1/2N1/2SE1/4SW1/4; SE1/4 SW1/4SW1/4 LESS W220ft; S1/2NE1/4 SW1/4SW1/4 LESS W220ft, Section 28, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 14-08 with nine (9) conditions.

10. **CONDITIONAL USE PERMIT / CU 14-11:** Leonard Kjerstad. To allow for a family cemetery on the subject property in a General Agriculture District in accordance with Sections 205, 307, and 510 of the Pennington County Zoning Ordinance.

All, Section 11, T1N, R17E, BHM, Pennington County, South Dakota

To recommend approval of Conditional Use Permit / CU 14-11 with four (4) conditions.

END OF CONSENT CALENDAR

11. **CONDITIONAL USE PERMIT / CU 14-06:** Dakota Thyme, LLC; Julie Smoragiewicz – Agent. To allow for a Recreational Resort to allow up to 10 seasonal rental cabins, a manager’s residence, a maintenance shop and kitchen on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

The S1/2S1/2NE1/4NE1/4, Section 32, T1S, R6E, BHM, Pennington County, South Dakota.

12. **CONDITIONAL USE PERMIT / CU 14-05:** John and Lorraine Buhler – Black Pine Distillery. To allow for a home occupation to distill alcohol spirits located in an outbuilding on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Lot 8 of Lot A of SW1/4SW1/4, Section 20, T2N, R7E, BHM, Pennington County, South Dakota.

13. **CONDITIONAL USE PERMIT / CU 14-07:** Josh Bruning. To allow an illuminated, on-premise sign within 1,500 feet of a residential zoning district / dwelling unit in a Highway Service District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

Lot C of Lot 1 less Lot 1 of Lot C of Lot 1 and less right-of-way, Rohrer Subdivision, Section 29, T1N, R7E, BHM, Pennington County, South Dakota.

14. **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.

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

15. DISCUSSION OF VACATION HOME RENTALS.

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

16. DISCUSSION OF PENNINGTON COUNTY COMPREHENSIVE PLAN.

17. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the April 1, 2014, Planning Commission meeting.

18. ITEMS FROM THE PUBLIC

19. ITEMS FROM THE STAFF

A. Building Permit Report.

20. ITEMS FROM THE MEMBERSHIP

21. DISCUSSION ITEMS

22. 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.