

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
April 28, 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 APRIL 14, 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. **PLANNED UNIT DEVELOPMENT REVIEW / PU 09-02:** To review the Salvation Army Camp Planned Unit Development in accordance with Sections 213 and 508 of the Pennington County Zoning Ordinance.

Lot B of Lot 1 of Lot C of Lot 8 of Lot E; Lot 2 of Lot C of Lot 8 of Lot E; and the unplatted portion of Lot C of Lot 8 of Lot E, Big Bend Placer MS 1442, Section 8, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Planned Unit Development / PU 09-02 with nineteen (19) conditions.

4. **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.

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

To recommend approval of the extension of Conditional Use Permit / CU 92-42 with eight (8) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 12-07:** Derek Alexander. To review a recreational vehicle being used as a temporary residence while constructing a stick-built residence in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

N1/2NW1/4 of Section 23, T1S, R3E, BHM, Pennington County, South Dakota.

To recommend to revoke Conditional Use Permit / CU 12-07 with the applicant's concurrence.

6. **CONDITIONAL USE PERMIT REVIEW / CU 12-16:** ARC Business Ventures/Penny and Jon Fosheim. To review a Vacation Home Rental in a Suburban Residential District in accordance with Sections 208, 319, and 510 of the Pennington County Zoning Ordinance.

Lots 30-32, Block 11, Silver City, Section 31, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 12-16 to the June 23, 2014, Planning Commission meeting.

7. **CONDITIONAL USE PERMIT REVIEW / CU 12-17:** ARC Business Ventures/Penny and Jon Fosheim. To review a Vacation Home Rental in a Suburban Residential District in accordance with Sections 208, 319, and 510 of the Pennington County Zoning Ordinance.

Lots 1-3, Block 11, Silver City, Section 31, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 12-17 to the June 23, 2014, Planning Commission meeting.

8. **CONDITIONAL USE PERMIT REVIEW / CU 13-06:** Bituminous Paving. To review a portable asphalt plant in a General Agriculture District to work on the S. Highway 16 project in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

That Part of S1/2NW1/4 lying W. of Highway 16; That Part of SW1/4 lying N & N of Highway 16, Section 10, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend to revoke Conditional Use Permit / CU 13-06 with the applicant's concurrence.

9. **LAYOUT PLAT / PL 14-06:** William and Nancy Ewing; Davis Engineering – Agent. To create Lots A and B of Ewing Addition in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot G, including the Former Railroad Right-of-Way Within Said Lot G, in the SW1/4SE1/4, Section 31, T2N, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot A and Lot B of Ewing Addition, Section 31, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend to continue Layout Plat / PL 14-06 to the May 27, 2014, Planning Commission meeting.

10. **REZONE / RZ 14-01:** William and Nancy Ewing; Davis Engineering – Agent. To rezone 2.49 acres from Low Density Residential District to Suburban Residential District in accordance with Section 508 of the Pennington County Zoning Ordinance.

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

To recommend to continue Rezone / RZ 14-01 to the May 27, 2014, Planning Commission meeting.

11. **CONDITIONAL USE PERMIT / CU 14-12:** Penelope Cox; Huling Revocable Trust – Owner. To allow a single-wide mobile home as a permanent residence in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot F of Lot 1 of Lot L of E1/2SE1/4, Section 9, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 14-12 with seven (7) conditions.

END OF CONSENT CALENDAR

12. **CONSTRUCTION PERMIT / CP 14-02:** Lazy P6 Land Co., Inc. / Orvil Davis. To continue stockpiling of soil for future use, extension of the water and sewer mains, and grading.

NE1/4SE1/4 of Section 24, T1N, R7E; and the NE1/4SW1/4 of Section 19, T1N, R8E, BHM, Pennington County, South Dakota.

13. **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 April 14, 2014, Planning Commission meeting.)

14. ORDINANCE AMENDMENT / OA 14-01: Venard. To amend the Vacation Home Rental Ordinance to change the maximum number of bedrooms allowed to be seven.
15. DISCUSSION OF SECOND LIVING QUARTERS (RANGES).
16. DISCUSSION OF PLANNING COMMISSION ITEMS TO ADDRESS.
17. COUNTY BOARD REPORT

The April 14, 2014, Planning Commission items will not be heard until Tuesday, May 6th at the Board of Commissioners' meeting.
18. ITEMS FROM THE PUBLIC
19. ITEMS FROM THE STAFF
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.