

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**May 12, 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 20, 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. **CONDITIONAL USE PERMIT REVIEW / CU 96-14:** Mark Hirsch. To review a manufactured home as a caretaker's residence in a Suburban Residential District in accordance with Sections 208-C and 510 of the Pennington County Zoning Ordinance.

Lot 3 of Tract 2 of NW1/4, Section 31, T1N, R7E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 96-14 to the May 27, 2014, Planning Commission meeting.

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

To recommend continue the review of Conditional Use Permit / CU 99-37 to the May 27, 2014, Planning Commission meeting.

5. **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.

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

To recommend approval of the extension of Conditional Use Permit / CU 01-01 with sixteen (16) conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 10-29:** Dan and Beth Thomas. To review a temporary residence (camper) on the property while constructing a single-family residence in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 3 of Tract 3, Tigerville Subdivision, Section 9, T1S, R4E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 10-29 with five (5) conditions.

7. **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.

(Continued from the April 14, 2014, Planning Commission meeting.)

To recommend to continue Conditional Use Permit / CU 14-07 to the May 27, 2014, Planning Commission meeting.

8. **CONDITIONAL USE PERMIT / CU 14-14:** Gerald and Barbara Wittler. To allow a single-wide mobile home to be used as a permanent residence in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot H1 in the SE1/4SE1/4 less 42 feet of the NE boundary for County ROW as conveyed in Deed recorded in Book 179, Page 573, Section 31, T2N, R11E, BHM, Pennington County, South Dakota.

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

9. **PLANNED UNIT DEVELOPMENT REVIEW / PU 05-01:** Mt. Meadow Resort, LLC; Richard and Catherine Frey. To review a Planned Unit Development to allow for a Recreational Resort/ Campground and RV – Manufactured Home Seasonal Resort, all in accordance with Sections 213 and 508 of the Pennington County Zoning Ordinance.

Lot 1 Revised, Hobart Subdivision and Lot 4 less Hobart Subdivision and Lot 1 (also in Sections 31, 30, and 29, of 1N-3E), Gold Run Placer MS 1420, Section 32, T1N, R3E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Planned Unit Development / PU 05-01 with nine (9) conditions.

10. **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 March 10, 2014, Planning Commission meeting.)

To recommend to continue the review of Planned Unit Development / PU 06-07 to the June 9, 2014, Planning Commission meeting.

11. **MINOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PU 13-02:** Steven and Kay French. To review the existing Planned Unit Development to allow for nightly, weekly, and yearly rentals in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot RR, Johnson Siding Townsite, Section 31, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Minor Planned Unit Development / PU 13-02 with twelve (12) conditions.

12. **REZONE / RZ 14-02 AND COMPREHENSIVE PLAN AMENDMENT / CA 14-02:** Chad Gollnick. To rezone 3.76 acres from General Commercial District and Limited Agriculture District to Light Industrial and to change the Future Land Use from General Commercial District and Limited Agriculture District to Light Industrial in accordance with Section 508 of the Pennington County Zoning Ordinance.

Lot A; Lot 1 of Lot A; and Vacated Road in NE Corner between Old County Road and Railroad less H-1, all in Section 17, T2N, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Rezone / RZ 14-02 and approval of Comprehensive Plan Amendment / CA 14-02.

## END OF CONSENT CALENDAR

13. CONDITIONAL USE PERMIT / CU 14-13: Hisega Meadows Water, Inc.; Larry Deibert – Agent. To allow a contractor’s storage yard during the period of construction of the Hisega Water Line Project located in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 5, Lau Subdivision, Section 9, T1N, R6E, BHM, Pennington County, South Dakota.

14. MINOR PLAT / PL 14-07 AND SUBDIVISION REGULATIONS VARIANCE / SV 14-03: Joyce Bintliff / Barbara Lee. To reconfigure lot lines in order to create Tract A of HES #336 Revised and Lot C Revised of HES #336 and to waive platting requirements in accordance with Section 400.3 and 700.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: All less Lot C of HES #336 Revised and Lot C of HES #336 Revised, all located in Section 2, T2S, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Tract A of HES #336 Revised and Lot C Revised of HES #336 Revised, Section 2, T2S, R5E, BHM, Pennington County, South Dakota.

15. CONDITIONAL USE PERMIT REVIEW / CU 09-11: Tyler and Kimberly Richter. To review a single-wide mobile home to be used as a single-family residence in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Tract B of N1/2, Section 35, T2N, R11E, BHM, Pennington County, South Dakota.

16. 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.

(Continued from the April 14, 2014, Planning Commission meeting.)

17. ORDINANCE AMENDMENT / OA 14-02: Rich Jensen / Corey Bruning. To amend Section 210-B “Highway Service District” to add medical facilities as an allowed use in a Highway Service Zoning District.

18. CONDITIONAL USE PERMIT / CU 14-15: Conata Ranch, LLC; Doug Albertson – Agent. To allow two bunkhouses and a small lodge in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

S1/2N1/2; S1/2, Section 15, T4S, R14E, BHM, Pennington County, South Dakota.

19. ORDINANCE AMENDMENT / OA 14-01: Venard. To amend the Vacation Home Rental Ordinance to change the maximum number of bedrooms allowed to be seven.

20. 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 28, 2014, Planning Commission meeting.)

21. DISCUSSION OF VACATION HOME RENTALS PER THE PLANNING COMMISSION'S MOTION ON APRIL 14, 2014.

22. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the April 28, 2014, Planning Commission meeting. Minor Plat / PL 14-03 (John Donahue) was continued to the May 20, 2014, Board of Commissioners' meeting.

23. ITEMS FROM THE PUBLIC

24. ITEMS FROM THE STAFF

A. Building Permit Report

25. ITEMS FROM THE MEMBERSHIP

26. DISCUSSION ITEMS

27. 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.**