

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
May 27, 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 June 6, 2014, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE MAY 12, 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.

(Continued from the May 12, 2014, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 96-14 with four (4) conditions.

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 May 12, 2014, Planning Commission meeting.)

To recommend to continue the review Conditional Use Permit / CU 99-37 to the June 23, 2014, Planning Commission meeting.

5. **CONDITIONAL USE PERMIT REVIEW / CU 11-11:** Gerald and Barbara Wittler. To review a horse trailer with living quarters parked on the property and utilized as a residence in a General 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 to revoke Conditional Use Permit / CU 11-11 with the applicant's concurrence.

6. **CONDITIONAL USE PERMIT REVIEW / CU 12-10:** Tom Bodensteiner. To review a portable sawmill to process bug-wood trees in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot 1R, Beard Subdivision, Section 21, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension Conditional Use Permit / CU 12-10 with sixteen (16) conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 13-09:** Beverly Sears; Nate Oviatt – Agent. To review an accessory structure prior to a principal structure in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lots 22-23, Block 8, Silver City, Section 31, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 13-09 to the June 23, 2014, Planning Commission meeting.

8. **CONDITIONAL USE PERMIT / CU 14-16:** Justin and Cassandra Kistler. To allow a double-wide manufactured home to be used as a temporary residence while constructing a stick-built residence in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Tract 1, Valley View Estates, Section 7, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 14-16 with five (5) conditions.

9. **CONDITIONAL USE PERMIT / CU 14-17:** Mary Corbin. To allow a single-wide mobile home to be used as a permanent residence in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 19, Morning View Subdivision, Section 31, T2N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 14-17 with nine (9) conditions.

10. **REZONE / RZ 14-01 AND COMPREHENSIVE PLAN AMENDMENT / CA 14-01:** William and Nancy Ewing; Davis Engineering – Agent. To rezone 2.49 acres from Low Density Residential District to Suburban Residential District and to amend the Pennington County Comprehensive Plan to change the Future Land Use from Low Density Residential District to Suburban Residential District in accordance with Section 508 of the Pennington County Zoning Ordinance.

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.

(Continued from the April 28, 2014, Planning Commission meeting.)

To recommend approval of Rezone / RZ 14-01 and approval of Comprehensive Plan Amendment / CA 14-01.

11. **CONSTRUCTION PERMIT / CP 14-03:** City of Rapid City. To complete designs for the Twilight Drive and Anderson Road Water Transmission Main Extension. The proposed project includes installation of 12,078 linear feet of new 16” City water main in the Rapid Valley area in accordance with Section 507 of the Pennington County Zoning Ordinance.

Sections 1, 2, 11 and 12, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CP 14-03 with nine (9) conditions.

END OF CONSENT CALENDAR

12. **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 May 12, 2014, Planning Commission meeting.)

13. CONDITIONAL USE PERMIT REVIEW / CU 10-30: Janell Gibson; David and Maria Eisenbraun – Owners. To review the operation of a dog and cat kennel/breeding facility in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

The S1/2NE1/4, E1/2SW1/4, SE1/4; Rainy Creek Cheyenne Township #19, Section 33, T4N, R16E, BHM, Pennington County, South Dakota.

14. MINOR PLAT / PL 14-08: Neil Tschetter; Fisk Land Surveying – Agent. To reconfigure lot lines to create Lots 1 and 2 of Black Berry Development in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 10 (of Government Lot 9) in Black Forest Village and Lot 10 (also in Section 15) of Tract A less a Portion of Lot 3R of Black Forest Village in Berry Development all located in Sections 15 and 22, T1N, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 1 and 2 of Black Berry Development, Sections 15 and 22, T1N, R5E, BHM, Pennington County, South Dakota.

15. CONDITIONAL USE PERMIT REVIEW / CU 13-07: Jack Bradt. To review the operation of a dude ranch to include lodging and horse trail rides in a General Agriculture District in accordance with Sections 205-C and 510 of the Pennington County Zoning Ordinance.

The W1/2 of the NW1/4, Section 21, T2S, R6E, BHM, Pennington County, South Dakota.

16. DISCUSSION OF ERIC AND HEIDI HENRIKSEN PROPERTY LOCATED AT 15571 ANTELOPE CREEK ROAD.

Government Lots 1 and 2, SE1/4; SE1/4SW1/4, less Right-of-Way, Section 2, T1S, R9E, BHM, Pennington County, South Dakota.

17. DISCUSSION OF PLANNING COMMISSION ITEMS TO ADDRESS.

18. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the May 12, 2014, Planning Commission meeting.

19. ITEMS FROM THE PUBLIC

20. ITEMS FROM THE STAFF

21. ITEMS FROM THE MEMBERSHIP

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.