

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
June 9, 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 17, 2014, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE MAY 27, 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 01-18:** Randy and June Guliuzza. To review a Bed and Breakfast as a home occupation in a Low Density Residential District in accordance with Section 207-C-1 of the Pennington County Zoning Ordinance.

Tract 2 of Shelter in the Hills Subdivision, Section 24, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 01-18 to the July 14, 2014, Planning Commission meeting.

4. **CONDITIONAL USE PERMIT REVIEW / CU 07-18:** Terry Skillman. To review a guest house in Limited Agriculture and General Agriculture Districts in accordance with Sections 206, 205, and 510 of the Pennington County Zoning Ordinance.

Lot 1 (also in Section 13), Aspen Meadows Subdivision, Section 24, T2N, R4E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 07-18 with nine (9) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 08-27:** Soderquist Family Ranch LTD Partners. To review a single-wide mobile home in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

All less Right-of-Way, Wasta Township No. 2, Section 19, T1N, R14E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 08-27 with six (6) conditions.

6. **CONDITIONAL USE PERMIT / CU 13-01:** Loretta Daigle / Lazy Rocking D, LLC; Rushmore Vacation Rentals – Local Contact. To allow for a Vacation Home Rental in a General Agriculture District in accordance with Sections 205, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 1 of the NW1/4NE1/4, Section 22, T2S, R4E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 13-01 with seven (7) conditions.

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

To recommend to continue the review of Planned Unit Development / PU 06-07 to the July 14, 2014, Planning Commission meeting.

8. **CONDITIONAL USE PERMIT / CU 14-18:** Hills Materials Co.; Bud Oleson – Agent. To allow for a temporary stockpile site for contract work on W. Highway 44 in a General Commercial District in accordance with Sections 209 and 510 of the Pennington County Zoning Ordinance.

Tract 1 of SE1/4, Section 11, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 14-18 with eight (8) conditions.

9. **CONDITIONAL USE PERMIT / CU 14-19:** Kristina Trautman. To allow for an accessory structure (shed/garage) prior to a primary structure in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Tract B of Lot 1 of NW1/4NW1/4, Section 19, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 14-19 with eleven (11) conditions.

10. **REZONE / RZ 14-03 AND COMPREHENSIVE PLAN AMENDMENT / CA 14-03:** Lyle and Donna Hartshorn. To rezone 15.00 acres from Suburban Residential District to Limited Agriculture District and to amend the Pennington County Comprehensive Plan to change the Future Land Use from Suburban Residential District to Limited Agriculture District in accordance with Sections 206 and 508 of the Pennington County Zoning Ordinance.

Tract D of NW1/4SE1/4 less Lot 1, Section 3, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Rezone / RZ 14-03 and approval of Comprehensive Plan Amendment / CA 14-03.

END OF CONSENT CALENDAR

11. **MINOR PLAT / PL 14-09 AND SUBDIVISION REGULATIONS VARIANCE / SV 14-04:** Norris Peak Lodge LLC; Arleth Land Surveying – Agent. To create Lot 1A and Lot 1B of Van Vooren Subdivision and to waive platting requirements in accordance with Sections 400.3 and 700.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 1 of Van Vooren Subdivision, Section 31, T2N, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1A and Lot 1B of Van Vooren Subdivision, Section 31, T2N, R6E, BHM, Pennington County, South Dakota.

12. **PLANNING COMMISSION ITEMS TO ADDRESS**

13. **COUNTY BOARD REPORT**

The Board of Commissioners will hear the Planning Commission's recommendations from the May 27th Planning Commission meeting at their meeting scheduled on Friday, June 6th.

14. ITEMS FROM THE PUBLIC

15. ITEMS FROM THE STAFF

A. Building Permit Report.

16. ITEMS FROM THE MEMBERSHIP

17. 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.