

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
June 23, 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 July 1, 2014, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE JUNE 9, 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. **ROAD NAMING:** John Boland. To name a 66-foot-wide access easement providing access to properties located in Section 25, T1S, R5E, and Section 31, T1S, R6E, BHM, Pennington County, to Trixie Lane.

To recommend approval of the Road Naming of Trixie Lane.

4. **ROAD NAMING:** Presidio Ranch Road. To name a 66-foot-wide National Forest System Road easement providing access to property located in Section 16, T2S, R6E, BHM, Pennington County, to Presidio Ranch Road.

To recommend approval of the Road Naming of Presidio Ranch Road.

5. **CONDITIONAL USE PERMIT REVIEW / CU 08-06:** Robert and Melody Riggins. To review a single-wide mobile home as a temporary residence while constructing a stick-built home in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

SW1/4SE1/4 of Section 12, T1N, R9E, 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 08-06 to the July 14, 2014, Planning Commission meeting.

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.

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

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

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.

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

To recommend approval of the extension of Conditional Use Permit / CU 12-17 with nine (9) conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CU 13-08:** Bill Whitney / Stanley Johnson Concrete; Larry and Lenora Ruland - Owners. To review a concrete batch plan and aggregate stock pile site in a General Agriculture District to work on the reconstruction project of I-90, east of Wall, in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

The SE1/4SW1/4; S1/2NE1/4SW1/4, Section 24, T1S, R16E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 13-08 with twelve (12) conditions.

9. **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.

(Continued from the May 27, 2014, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 13-09 with five (5) conditions.

10. **CONDITIONAL USE PERMIT REVIEW / CU 13-10:** Bruce and Sandra Rampelberg. To review a Vacation Home Rental in a Limited Agriculture District in accordance with Sections 206, 319, and 510 of the Pennington County Zoning Ordinance.

The E1/2N1/2N1/2SE1/4NW1/4, Section 15, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 13-10 with seven (7) conditions.

11. **CONDITIONAL USE PERMIT REVIEW / CU 13-11:** Sugar Daddy's / Kerri Johnston. To review an RV site on the subject property to be utilized on a part-time basis (weekends) in a Highway Service District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

Lot A of SE1/4SW1/4, Section 7, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 13-11 with six (6) conditions.

12. **CONDITIONAL USE PERMIT / CU 14-20:** Hillside Country Cabins/Randy and Val Lauen. 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, 312, and 510 of the Pennington County Zoning Ordinance.

Lot A of SW1/4SW14 less Right-of-Way, Section 22, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend to deny without prejudice Conditional Use Permit / CU 14-20 with the applicants' concurrence.

13. **CONDITIONAL USE PERMIT / CU 14-21:** Jeff and Sherry Liddell. To allow an accessory structure (barn) prior to a primary structure and to also allow an RV to be used as temporary living quarters during future construction of a single-family residence on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

All of Sunrise Fraction Lode MS 531, Section 33, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 14-21 with seven (7) conditions.

END OF CONSENT CALENDAR

14. 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 27, 2014, Planning Commission meeting.)

15. 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.

(Continued from the May 27, 2014, Planning Commission meeting.)

16. LAYOUT PLAT / PL 14-10: Louis and Carol Torres; John Preston – Agent. To create Lots 2A, 2B, and 2C of Battle Creek Mountain Estates Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 2 less Lot H-1, Battle Creek Mountain Estates Subdivision, Section 17, T2S, R7E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 2A, 2B, and 2C of Battle Creek Mountain Estates Subdivision, Section 17, T2S, R7E, BHM, Pennington County, South Dakota.

17. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission’s recommendations from the June 9, 2014, Planning Commission meeting, with the exception of Minor Plat 14-09 and Subdivision Regulations Variance 14-04 (Norris Peak Lodge). The two applications were continued to the July 1, 2014, Board of Commissioners’ meeting, at the request of the applicants.

18. ITEMS FROM THE PUBLIC

19. ITEMS FROM THE STAFF

20. ITEMS FROM THE MEMBERSHIP

21. 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.