

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
July 14, 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 August 5, 2014, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE JUNE 23, 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. **CONSTRUCTION PERMIT REVIEW / CP 05-11:** Pete Lien & Sons. To review the extension of a Construction Permit for reclamation of the quarry located on the subject property in a General Agriculture District in accordance with Section 507 of the Pennington County Zoning Ordinance.

A portion of the NE1/4 of Section 20 and a portion of the NW1/4 of Section 21, T2N, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Construction Permit / CP 05-11 with ten (10) conditions.

4. **CONSTRUCTION PERMIT / CP 14-04:** Rapid Construction, LLC. To develop 31 lots in Trailwood Village Subdivision, to include mass grading, sewer, and water line installation, curb and gutter, and pavement installation in accordance with Section 507 of the Pennington County Zoning Ordinance.

Balance of Tract T less Lot H-1, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CP 14-04 with ten (10) conditions.

5. **MINING PERMIT / MP 14-05:** Western Construction; Charles Boydston – Owner. To excavate and extract gravel on the subject property and to maintain roads in the area in a General Agriculture District in accordance with Sections 205 and 507 of the Pennington County Zoning Ordinance.

W1/2 of SW1/4, Section 21, T2N, R11E, BHM, Pennington County, South Dakota.

To recommend approval of Mining Permit / MP 14-05 with eight (8) conditions.

6. **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.

(Continued from the June 9, 2014, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 01-18 with ten (10) conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 07-43:** Carson Aasen. To review a 150 foot radio antenna and transmission building in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

The SE1/4 of the NE1/4 of Section 2, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 07-43 with fifteen (15) conditions.

8. **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 June 23, 2014, Planning Commission meeting.)

To recommend to revoke Conditional Use Permit / CU 08-06 with the applicants' concurrence.

9. **CONDITIONAL USE PERMIT REVIEW / CU 08-20:** David and Karen Maudlin. To review a Bed and Breakfast as a home occupation in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 3 (also in Section 3, T2S, R5E), Turbo Subdivision, Section 34, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 08-20 with seventeen (17) 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 June 9, 2014, Planning Commission meeting.)

To recommend to continue the review of Planned Unit Development / PU 06-07 to the October 27, 2014, Planning Commission meeting.

11. **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 June 23, 2014, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 99-37 with twenty (20) conditions.

12. **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 June 23, 2014, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 10-30 with eight (8) conditions.

13. **CONDITIONAL USE PERMIT / CU 14-22:** Gaslight Restaurant; Linda Zwetzig – Agent. 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 1 Revised, Rockerville Ghost Town Subdivision, Section 13, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 14-22 with six (6) conditions.

14. **REZONE / RZ 14-04 AND COMPREHENSIVE PLAN AMENDMENT / CA 14-04:** Kendra Larson; Fisk Land Surveying – Agent. To rezone 38.6 acres from General Agriculture District to Limited Agriculture District and to amend the Pennington County Comprehensive Plan to change the Future Land Use from Planned Unit Development Sensitive to Limited Agriculture District in accordance with Sections 206 and 508 of the Pennington County Zoning Ordinance.

Government Lot 3 (NW1/4SW1/4), Section 30, T1N, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Rezone / RZ 14-04 and approval of Comprehensive Plan Amendment / CA 14-04.

15. **MINOR PLAT / PL 14-13:** Dakota Land & Cattle Company, LLC. To combine two lots to create Lot 5R, Block 11, The Ranch at Black Gap in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 5 and Lot 6, Block 11, The Ranch at Black Gap, Section 9, T1S, R8E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 5R, Block 11, The Ranch at Black Gap, Section 9, T1S, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Minor Plat / PL 14-13 with three (3) conditions.

END OF CONSENT CALENDAR

16. **LAYOUT PLAT / PL 14-14:** Celia Bradley; Jim Peterson – Agent. To create Lots A and B of Black Metal #5 Lode MS #1986 in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: All Black Metal #5 Lode MS #1986 less Lot 1-10 (also in Section 19), Section 20, T1S, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots A and B of Black Metal #5 Lode MS #1986, Sections 19 and 20, T1S, R5E, BHM, Pennington County, South Dakota.

17. LAYOUT PLAT / PL 14-15: Dallas and Mary Dietrich. To create Lot 1 of Otho Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Longmont Lode MS #2067 less Tract A of HES #281 and All of Otho #2 Lode MS #2067, all located in Section 15, T2S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1 of Otho Subdivision, Section 15, T2S, R6E, BHM, Pennington County, South Dakota.

18. ORDINANCE AMENDMENT / OA 14-04: Pennington County. To amend Section 319-C-5 (Vacation Home Rental) of the Zoning Ordinance.
19. ORDINANCE AMENDMENT / OA 14-03: Pennington County. To amend sections in Section 204-J (On-Site Wastewater Treatments Systems) of the Zoning Ordinance.
20. DISCUSSION OF MINING PERMIT ORDINANCE. Pennington County.
21. DISCUSSION OF OVERLAY DISTRICTS. Pennington County.

22. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the June 23, 2014, Planning Commission meeting, with the exception of Subdivision Regulations Variance 14-04 (Norris Peak Lodge). All platting requirements were waived, including road improvements.

23. ITEMS FROM THE PUBLIC

24. ITEMS FROM THE STAFF

- A. Building Permit Report.
- B. Update on On-Site Wastewater Treatment Systems.

25. ITEMS FROM THE MEMBERSHIP

26. 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.