

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
July 28, 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. ELECTION OF OFFICERS
2. APPROVAL OF THE JULY 14, 2014, MINUTES
3. 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.

4. **CONDITIONAL USE PERMIT REVIEW / CU 07-03:** Cynthia Pushing; Roger Thompson - Agent. To review a single-wide mobile home as a residence and to retain the existing single-wide mobile home as a temporary residence while constructing a single-family residence in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

N1/2NW1/4SW/14SE1/4; N1/2NE1/4SW1/4SE1/4; NW1/4NW1/4SE1/4; SW1/4 NW1/4SE1/4; SE1/4 NW1/4SE1/4, Section 25, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend revocation of Conditional Use Permit / CU 07-03 with the applicant's concurrence.

5. **CONDITIONAL USE PERMIT REVIEW / CU 10-17:** Dan and Nancy Evangelisto. To review a Recreational Resort to include a Bed and Breakfast, up to 10 rental units and special events to include: weddings, wine tasting, rehearsal dinners, and family reunions in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Lots 3, 4, 10, and 11, Custer Trails Subdivision #1, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend revocation of Conditional Use Permit / CU 10-17 with the applicants' concurrence.

6. **PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PU 06-03:** BankWest, Inc. To review a Planned Unit Development Amendment to allow for 75 residential lots, 1 well lot, and 1 detention lot with a minimum lot size of 1/2 acre in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lots 1-3, Block 1; Lots 1-6, Block 2; Lots 1-10, Block 3; Lots 1-10 and Lot 20, Block 4; Lot 1 and Lot 20, Block 5; Lot 1, Block 6, all of Prairiefire Subdivision; NE1/4NE1/4 Less Eisenbraun Sub, Less Winton Sub, Less Prairiefire Sub and Less ROW; and SE1/4NE1/4 Less Eisenbraun Sub, Less Winton Sub, Less Prairiefire Sub and Less ROW, Section 26, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Planned Unit Development Amendment / PU 06-03 with 11 conditions.

7. **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.

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

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

8. **MINOR PLAT / PL 14-16 AND SUBDIVISION REGULATIONS VARIANCE / SV 14-05:** Louis and Carol Torres; John Preston – Agent. To create Lots 2A, 2B, and 2C of Battle Creek Mountain Estates Subdivision and to waive platting requirements in accordance with Sections 400.3 and 700.1 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.

To recommend approval of Subdivision Regulations Variance / SV 14-05 and approval of Minor Plat / PL 14-16 with five (5) conditions.

END OF CONSENT CALENDAR

9. CONDITIONAL USE PERMIT / CU 14-23: Keystone Adventures, Inc.; Andrew Busse – Agent. To allow for a golf driving range and helipad in a Highway Service Zoning District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

The Unplatted Balance of Government Lot 16 less Right-of-Way; and the Unplatted Balance of Government Lot 21 less Right-of-Way, Section 31, T1S, R6E, BHM, Pennington County, South Dakota.

10. PLANNED UNIT DEVELOPMENT / PU 14-02: Lynne Kinsley / Venard, Inc. To rezone 5.42 acres from Low Density Residential District to a Planned Unit Development to allow for a Vacation Home Rental in accordance with Sections 207, 319, and 508 of the Pennington County Zoning Ordinance.

Lot 2, Sun Country Estates, Section 26, T1S, R6E, BHM, Pennington County, South Dakota.

11. ORDINANCE AMENDMENT / OA 14-04: Pennington County. To amend Section 319-C-5 (Vacation Home Rental) of the Zoning Ordinance.

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

12. ORDINANCE AMENDMENT / OA 14-03: Pennington County. To amend sections in Section 204-J (On-Site Wastewater Treatments Systems) of the Zoning Ordinance.

(Previously approved at the July 14, 2014, Planning Commission meeting.)

13. DISCUSSION OF MINING PERMIT ORDINANCE. Pennington County.

14. COUNTY BOARD REPORT

The Board of Commissioners will hear the Planning Commission's recommendations from the July 14th meeting at their Board of Commissioners' meeting on Tuesday, August 5, 2014.

15. ITEMS FROM THE PUBLIC

16. ITEMS FROM THE STAFF

17. ITEMS FROM THE MEMBERSHIP

18. 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.