

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
August 11, 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 19, 2014, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE JULY 28, 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 04-35: Joe Theberge. To review ten 30 foot by 150 foot storage buildings in a General Commercial District in accordance with Sections 209-C-5 and 510 of the Pennington County Zoning Ordinance.

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

To recommend approval of the extension of Conditional Use Permit / CU 04-35 with eleven (11) conditions.

4. CONDITIONAL USE PERMIT / CU 14-24: Lawrence Meagher and Margaret Chalcraft. To allow for a single-wide mobile home as a single-family residence in a Low Density Residential Zoning District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 2, Buchholz Subdivision, Section 14, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 14-24 with eight (8) conditions.

END OF CONSENT CALENDAR

5. MINOR PLAT / PL 14-18 AND SUBDIVISION REGULATIONS VARIANCE / SV 14-06: William and Nancy Ewing; Davis Engineering – Agent. To create Lots A and B of Ewing Addition and to waive platting requirements in accordance with Sections 400.3 and 700.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: 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.

PROPOSED LEGAL: Lot A and Lot B of Ewing Addition, Section 31, T2N, R6E, BHM, Pennington County, South Dakota.

6. LAYOUT PLAT / PL 14-17: Josiah Frink / Pamela Frink. To create Lots A, B, and C of Russ Frink Addition in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: The unplatted part of the N1/2SE1/4 located west of Co. Road 318 and the unplatted balance of S1/2NE1/4 located in Section 8, T1N, R4E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots A, B, and C of Russ Frink Addition, Section 8, T1N, R4E, BHM, Pennington County, South Dakota.

7. REZONE / RZ 14-05 AND COMPREHENSIVE PLAN AMENDMENT / CA 14-05: Josiah Frink / Pamela Frink. To rezone 59.6 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 Section 508 of the Pennington County Zoning Ordinance.

The unplatted part of the N1/2SE1/4 located west of Co. Road 318 and the unplatted balance of S1/2NE1/4 located in Section 8, T1N, R4E, BHM, Pennington County, South Dakota.

8. ORDINANCE AMENDMENT / OA 14-05: Pennington County. To amend Section 314-B-2 and Section 314-C-2-a “Temporary Campgrounds and Assemblies of People” of the Pennington County Zoning Ordinance. To replace the words of Environmental Health Officer with the words Environmental Planner and/or Water Protection Coordinator.

9. ORDINANCE AMENDMENT / OA 14-06: Pennington County. To amend Sections 103; 204-I-5; 208-D-1a; 208-D-1b; 208-E-3; 210-D-1a; 210-D-1b; 211-E-1a; 211-E-1b; 213-C-4g; 304-C-1; 305-A-3; 305-D-2; 306-B; 306-B-13; 306-B-14; and 307-B-1 of the Pennington County Zoning Ordinance. To replace the word of Health Department with Planning Department.

10. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the July 14th and July 28th Planning Commission meetings, with the exception of Ordinance Amendment 14-04 to amend Section 319-C-5 of the Vacation Home Rental. This item was continued at the request of the Board of Commissioners.

11. ITEMS FROM THE PUBLIC

12. ITEMS FROM THE STAFF

A. Building Permit Report.

13. ITEMS FROM THE MEMBERSHIP

14. 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.