

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
August 25, 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 September 2, 2014, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE AUGUST 11, 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 10-38:** Robert Mills. To review a home occupation, an auto restoration shop, in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

The N1/2 Lot E of E1/2SE1/4, Section 9, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 10-38 with ten (10) conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 12-02:** Rushmore Cave, LLC/Tom Hagen and Bobby Sundby - Agents. To review a Recreational Resort in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Lot 1 of Rushmore Cave Subdivision, Section 18, T2S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 12-02 with eleven (11) conditions.

5. **REZONE / RZ 14-06:** Mick Harris; Davis Engineering - Agent. To rezone 1.35 acres from Limited Agriculture District to General Agriculture District in accordance with Section 508 of the Pennington County Zoning Ordinance.

Metes and Bounds description: Beginning at the NW corner of Tract A of Harris Addition which is a 5/8 rebar with a cap marked "Davis Eng-3095" which is the TRUE POINT OF BEGINNING: hence, S 89° 55' 30" E a distance of 50.00 feet; Thence, S 01° 40' 28" W a distance of 342.19 feet; Thence, S 25° 48' 24" E a distance of 353.15 feet; Thence, N 89° 55' 30" W a distance of 213.00 feet; Thence, N 01° 40' 28" E a distance of 660.00 feet to the TRUE POINT OF BEGINNING, containing 1.35 acres "more or less." Located in Section 16, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Rezone / RZ 14-06.

6. **REZONE / RZ 14-07:** Pacifica Loan Pool, LLC; Davis Engineering – Agent. To rezone 1.64 acres from General Agriculture District to Limited Agriculture District in accordance with Section 508 of the Pennington County Zoning Ordinance.

Metes and bounds description: Beginning at the NE corner of Tract A of Harris Addition which is a 5/8 rebar with a cap marked "Davis Eng-3095" which is the TRUE POINT OF BEGINNING: Thence, N 89° 55' 30" W a distance of 609.68 feet; Thence, N 01° 40' 28" E a distance of 16.56 feet; Thence, N 71° 55' 18" E a distance of 647.55 feet; Thence, S 01° 40' 28" W a distance of 218.39 feet to the TRUE POINT OF BEGINNING, containing 1.64 acres "more or less". Located in Section 16, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Rezone / RZ 14-07.

7. **CONDITIONAL USE PERMIT / CU 14-25:** Jeff and Cheryl DeVeny. To allow for two storage units to be located on the subject property in a Highway Service Zoning District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

Lot 2 of Lot D, Murray Subdivision, Section 21, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend to continue Conditional Use Permit / CU 14-25 to the September 8, 2014, Planning Commission meeting.

END OF CONSENT CALENDAR

8. SPECIAL CONSIDERATION TO TRAILWOOD VILLAGE PLANNED UNIT DEVELOPMENT / PU 11-04: Steve and Kandy Barrs. A special consideration to PUD 79-02 to reduce the minimum front yard setback from 25 feet to 20 feet to allow for an existing attached front porch in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot 17, Block 7, Trailwood Village, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.

9. 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.

(Continued from the August 11, 2014, Planning Commission meeting.)

10. 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.

(Continued from the August 11, 2014, Planning Commission meeting.)

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

(From the July 28, 2014, Planning Commission meeting.)

12. DISCUSSION OF ASSEMBLIES OF PEOPLE (Section 314 of the Zoning Ordinance).

13. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the August 11th Planning Commission meetings.

14. ITEMS FROM THE PUBLIC

15. ITEMS FROM THE STAFF

- A. SD Planners Association Conference.
- B. Planning Commission Minutes.

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.