

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**October 27, 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 November 7, 2014, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE OCTOBER 13, 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 08-45:** Elaine Andersen; Stephanie Andersen – Agent. To review a single-wide mobile home to be used as a temporary residence while constructing a single-family residence in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot C, Tract Olson Parcel #3, Section 11, T1S, R3E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 08-45 with nine (9) conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 10-33:** Jason and Kristi Orelup. To review a single-wide mobile home to be used as a single-family residence in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

The NE1/4NW1/4, Section 10, T1S, R9E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 10-33 with three (3) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 11-21:** Larry Patterson. To review an accessory structure, garage/shop, prior to a primary structure in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Tract 2 of Tract A in the SW1/4 less Well Lot and less Right-of-Way, Section 7, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 11-21 with four (4) conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 11-24:** Lester Schriener. To review an accessory structure prior to a principal structure in a Highway Service District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

Lot 2 less Lot A of Iowa Placer M.S. 636, Section 1, T2S, R4E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 11-24 with six (6) conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 12-05:** Carol and Ken Duncan. To review a multi-family dwelling unit (duplex) into compliance in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 1 and 1/2 vacated road less Lot A, Hisega Subdivision, Section 16, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 12-05 with six (6) conditions.

8. **CONSTRUCTION PERMIT / CP 14-06:** Harney Mountain, LLC / Jim Scull. To construct a road and a cul-de-sac for access to proposed Lots 1, 2, and 3 of Harney Mountain Subdivision.

EXISTING LEGAL: Government Lot 13 in Section 27, T1S, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 1, 2, and 3 of Harney Mountain Subdivision in Section 27, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CP 14-06 with eleven (11) conditions.

9. **CONSTRUCTION PERMIT / CP 14-08:** Pennington County Highway Department. To realign and regrade portions of 154<sup>th</sup> Avenue and 233<sup>rd</sup> Street.

W1/2E1/2, W1/2, less Right-of-Way in Section 25; E1/2SW1/4; GL3-4 in Section 19; and N2/3 of W3/4 less Lot H1 in Section 30, all located in T1N, R10E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CP 14-08 with six (6) 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 July 14, 2014, Planning Commission meeting.)

To recommend to continue the review of Planned Unit Development / PU 06-07 TO THE January 12, 2015, Planning Commission meeting.

11. **MINOR PLAT / PL 14-28 AND SUBDIVISION REGULATIONS VARIANCE / SV 14-13:** Josiah Frink / Pamela A. Frink (Life Estate); Davis Engineering – Agent. To create Lots A, B, and C of Russ Frink Addition and to waive platting requirements in accordance with Section 400.3 and 700.1 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.

To recommend approval of Subdivision Regulations Variance / SV 14-13 and approval of Minor Plat / PL 14-28 with one (1) condition.

12. **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.

(Continued from the September 22, 2014, Planning Commission meeting.)

To recommend to continue Conditional Use Permit / CU 14-25 to the November 10, 2014, Planning Commission meeting.

13. **CONSTRUCTION PERMIT / CP 14-07:** Dan and Nancy Evangelisto. To grade and level an area of a hillside in order to construct a building.

Lots 10, 11, and 12 of Custer Trails Subdivision, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CP 14-08 with nine (9) conditions.

14. **CONDITIONAL USE PERMIT / CU 14-30:** Cherie Farlee. To allow for a single-wide manufactured home to be used as a caretaker's residence in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

The NE1/4SW1/4 less RC Airport #4 and less Right-of-Way, Section 6, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend to continue Conditional Use Permit / CU 14-30 to the November 10, 2014, Planning Commission meeting, per the applicant's request.

## **END OF CONSENT CALENDAR**

15. **PLANNED UNIT DEVELOPMENT REVIEW / PU 05-09:** To review an existing Planned Unit Development in accordance with Sections 213 and 508 of the Pennington County Zoning Ordinance.

Lots 1, 2, and 3 of Morrison Subdivision, Section 14, T1N, R8E, BHM, Pennington County, South Dakota.

16. **CONDITIONAL USE PERMIT / CU 14-31:** Walter and Barbara Digmann. To allow an existing residence to be used as a temporary residence while building a single-family residence in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot B, Gold King Lode MS 2064, Section 28, T1S, R6E, BHM, Pennington County, South Dakota.

17. **COUNTY BOARD REPORT**

The Board of Commissioners concurred with the Planning Commission's recommendations from the October 13th Planning Commission meeting.

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.**