

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**November 10, 2014 @ 9:00 a.m.**

County Commissioners' Meeting Room - Pennington County Administration Building

Recommendations of the Planning Commission on items from this agenda will be considered by the Board of Commissioners at their regular meeting on November 18, 2014, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE OCTOBER 27, 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 91-38:** Harmony Baptist Church. To review a church in a Suburban Residential District in accordance with Section 206 and 509 of the Pennington County Zoning Ordinance.

Lot A of Lots 1 and 2 of Block 1 of Eastern Acres Subdivision, located in the SW1/4SW1/4, Section 11, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 91-38 with five (5) conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 98-41:** Prairie Acres, LLC. 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 E1/2W1/2SE1/4 SW1/4 and the W1/2E1/2SE1/4SW1/4 less Tract 1 of Vetsch Subdivision, Section 20, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 98-41 with twenty-one (21) conditions.

5. **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.

(Continued from the October 27, 2014, Planning Commission meeting.)

To recommend continue the review of Conditional Use Permit / CU 08-45 to the January 26, 2015, Planning Commission meeting.

6. **CONDITIONAL USE PERMIT REVIEW / CU 13-08:** Bill Whitney / Stanley Johnson Concrete; Larry and Lenora Ruland - Owners. To review a concrete batch plant and aggregate stock pile site in a General Agriculture District to work on the reconstruction project of I-90, east of Wall, in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

The SE1/4SW1/4; S1/2NE1/4SW1/4, Section 24, T1S, R16E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 13-08 to the September 14, 2015, Planning Commission meeting.

7. **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.

(Continued from the October 27, 2014, Planning Commission meeting.)

To recommend approval of Conditional Use Permit / CU 14-30 with seven (7) conditions.

8. **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.

(Continued from the October 27, 2014, Planning Commission meeting.)

To recommend to continue Conditional Use Permit / CU 14-31 to the November 24, 2014, Planning Commission meeting.

9. **CONDITIONAL USE PERMIT / CU 14-32:** Lloyd and Diane Byram. To allow for a ranchhand residence on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance of the Pennington County Zoning Ordinance.

GL 4 less E410 ft; NE1/4SW1/4; Lot AB of GL 4, Section 4, T1S, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 14-32 with six (6) conditions.

10. **CONDITIONAL USE PERMIT REVIEW / CU 13-07:** Jack Bradt. To review the operation of a dude ranch to include lodging and horse trail rides in a General Agriculture District in accordance with Sections 205-C and 510 of the Pennington County Zoning Ordinance.

The W1/2 of the NW1/4, Section 21, T2S, R6E, BHM, Pennington County, South Dakota.

(Continued from the May 27, 2014, Planning Commission meeting.)

To recommend to continue the review of Conditional Use Permit / CU 13-07 to the November 24, 2014, Planning Commission meeting.

11. **MINOR PLAT / PL 14-30 AND SUBDIVISION REGULATIONS VARIANCE / SV 14-15:** Dallas and Mary Dietrich. To create Lot 1 of Otho Subdivision and to waive platting requirements in accordance with Section 400.3 and 700.1 of the Pennington County Subdivision Regulations.

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

To recommend approval of Subdivision Regulations Variance / SV 14-15 and approval of Minor Plat / PL 14-30.

**END OF CONSENT CALENDAR**

12. CONSTRUCTION PERMIT / CP 14-09: RMS, Lode (Prairie Berry); GBA, Inc - Contractor. To finish work on the Prairie Berry expansion and to add the installation of a wastewater treatment building and drainfield to the scope of work in accordance with Section 507 of the Pennington County Zoning Ordinance.

Lots 1, 2, and 3 of Addie Camp Subdivision, Section 21, T1S, R5E, BHM, Pennington County, South Dakota.

13. 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 October 27, 2014, Planning Commission meeting.)

14. MINOR PLAT / PL 14-29 AND SUBDIVISION REGULATIONS VARIANCE / SV 14-14: Pat and Stacey Brown; Davis Engineering – Agent. To create Tract A, Tract B, and Tract B of J.S. Johnson Subdivision and to waive platting requirements in accordance with Sections 400.3 and 700.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 11, Lot 12, and Lot 15 Revised of J.S. Johnson Subdivision, Section 6, T1N, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Tract A, Tract B, and Tract B of J.S. Johnson Subdivision, Section 6, T1N, R6E, BHM, Pennington County, South Dakota.

15. DICUSSION OF VIDEO RECORDING OF PLANNING COMMISSION MEETINGS.

16. DISCUSSION OF MINUTES TO SHOW MOTIONS ONLY.

17. COUNTY BOARD REPORT

The Board of Commissioners will hear the Planning Commission’s recommendations from the October 27th Planning Commission meeting at their Friday, November 7th meeting.

18. ITEMS FROM THE PUBLIC

19. ITEMS FROM THE STAFF

- A. Building Permit Report.
- B. VH Rental Ordinance.

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.**