

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
November 24, 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 December 2, 2014, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE NOVEMBER 10, 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 91-21:** Terry and Rayann Monson. To review a single-wide mobile home being used as a single-family residence in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 7, Block 11, Ashland Subdivision #1, Section 15, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend revoking Conditional Use Permit / CU 91-21 with the property owner's concurrence.

4. **CONDITIONAL USE PERMIT REVIEW / CU 98-41:** Roger Stockstad. To review a single-wide manufactured home as a permanent residence in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 11AR, Block 7, Eastern Acres Subdivision, Section 11, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 98-41 with seven (7) conditions.

5. **VACATION OF PLAT / VP 14-02:** Schurgerland, LLC. To vacate that part of Lots 10, 11, and 12 located in Pennington County of Pathfinder 1 Subdivision in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

EXISTING LEGAL: Lots 1-12 of Pathfinder 1 Subdivision, all located in the SE1/4, Section 9, T2N, R9E, BHM, Meade County and Pennington County.

PROPOSED LEGAL: W1/2SE1/4 and SE1/4SE1/4, Section 9, T2N, R9E, BHM, Meade County and Pennington County.

To recommend to continue the Vacation of Plat / VP 14-02 to the January 12, 2015, Planning Commission meeting.

6. **REZONE / RZ 14-11:** Larry Teuber; Renner & Associates - Agent. To rezone .815 acres from Limited Agriculture District to Low Density Residential District in accordance with Section 508 of the Pennington County Zoning Ordinance.

Commencing at a corner on the northerly boundary of Lot 2R2, Block 4, Spring Canyon Estates, common to the northeasterly corner of Lot 1R, Block 4, Spring Canyon Estates, common to a point on the southerly edge of Clarkson Road right-of-way, and the point of beginning; Thence, first course: S44°38'45"W, along the westerly boundary of said Lot 2R2, common to the easterly boundary of said Lot 1R, a distance of 423.99 feet, to a corner on the westerly boundary of said Lot 2R2, common to the southeasterly corner of said Lot 1R; Thence, second course: N10°53'21"W, along the southerly boundary of said Lot 1R, a distance of 200.55 feet, to a corner on the southerly boundary of said Lot 1R; Thence, third course: N76°55'43"E, a distance of 231.10 feet; Thence, fourth course: N32°39'12"E, a distance of 107.04 feet, to a point on the northerly boundary of said Lot 1R, common to a point on the southerly edge of Clarkson Road right-of-way; Thence, fifth course: S54°34'25"E, along the northerly boundary of said Lot 1R, common to the southerly edge of Clarkson Road right-of-way, a distance of 65.00 feet, to the said point of beginning. Said Parcel contains 0.815 acres or 35,517 square feet more or less.

To recommend approval of Rezone / RZ 14-11 to rezone .815 acres from Limited Agriculture District to Low Density Residential District.

7. **CONSTRUCTION PERMIT / CP 14-10:** Highmark, Inc. To stockpile dirt and use the dirt to level out areas on the lot in accordance with Section 507 of the Pennington County Zoning Ordinance.

SE1/4 Less LOTS A, B, C AND D IN S1/2SE1/4 Less LOT H1 AND Less Dedicated Right-of-Way; Lot A Less W400 ft in S1/2SE1/4 and Less Lot H2, Section 20, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CP 14-10 with seven (7) conditions.

END OF CONSENT CALENDAR

8. CONSTRUCTION PERMIT AMENDMENT / 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) and to stockpile material at another location (Lot 27) of the property in accordance with Section 507 of the Pennington County Zoning Ordinance.

Lots 10, 11, 12 and Lot 27 of Custer Trails Subdivision, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

9. PLANNED UNIT DEVELOPMENT REVIEW / PU 06-04: James and Janet Mertz. To review an existing Planned Unit Development in accordance with in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot 5, Burlington Estates Subdivision, Section 14, T1S, R4E, BHM, Pennington County, South Dakota.

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 November 10, 2014, Planning Commission meeting.)

11. DICUSSION OF VIDEO RECORDING OF PLANNING COMMISSION MEETINGS.

(Continued from the November 10, 2014, Planning Commission meeting.)

12. DISCUSSION OF MINUTES TO SHOW MOTIONS ONLY.

(Continued from the November 10, 2014, Planning Commission meeting.)

13. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the November 10th Planning Commission.

14. ITEMS FROM THE PUBLIC

15. ITEMS FROM THE STAFF

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.