

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**December 8, 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 16, 2014, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE NOVEMBER 24, 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 12-31:** Nina McBride / Sandy Varney. 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.

Lot 1, Chase Subdivision, Section 11, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 12-31 with four (4) conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 13-26:** Eric Patterson / Cindy Wasson. To review accessory structures prior to a principal structure in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Lot 2, Kauer Subdivision, Section 30, T2N, R10E, BHM, Pennington County, South Dakota.

To recommend to revoke the extension of Conditional Use Permit / CU 13-26 with the applicants' concurrence.

5. **CONDITIONAL USE PERMIT REVIEW / CU 14-02:** Bituminous Paving/Bill Krakowski; Owner – Clinton Ranch. To review a temporary, portable asphalt plant and stockpile site for contract work in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

W1/2E1/2SW1/4SW1/4 and the E1/2E1/2SW1/4 SW1/4; SE1/4SW1/4NE1/4SW1/4; S1/2SE1/4 NE1/4SW1/4; SE1/4SW1/4; SW1/4SW1/4NW1/4 SE1/4; W1/2W1/2 SW1/4SE1/4; GL 1; and GL 2, Section 23, T1N, R3E, BHM, Pennington County, South Dakota.

To recommend to revoke the extension of Conditional Use Permit / CU 14-02 with the applicant's concurrence.

6. **CONDITIONAL USE PERMIT REVIEW / CU 14-18:** Hills Materials Co.; Bud Oleson – Agent; Owner – Joe Theberge. To review a temporary stockpile site for contract work on W. Highway 44 in a General Commercial District in accordance with Sections 209 and 510 of the Pennington County Zoning Ordinance.

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

To recommend to revoke the extension of Conditional Use Permit / CU 14-18 with the applicant's concurrence.

7. **PLANNED UNIT DEVELOPMENT REVIEW / PU 02-04:** Deerfield Park Condominiums. To review an existing Planned Unit Development in accordance with Section 213 of the Pennington County Zoning Ordinance.

Deerfield Park Condominium Units 1 through 10, Section 2, T1S, R3E, BHM, Pennington County, South Dakota.

(Continued from the October 13, 2014, Planning Commission meeting.)

To recommend to continue the review of Planned Unit Development / PU 02-04 to the January 12, 2015, Planning Commission meeting.

8. **PLANNED UNIT DEVELOPMENT REVIEW / PU 06-04:** Cheyenne River Ranchettes. To review an existing Planned Unit Development in accordance with in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot 1R, Lot 2R, Lot 3, Lot 4, Lot 5, Lot 6R, Lot 7, and Drainfield Lot, Burlington Estates Subdivision, Section 14, T1S, R4E, BHM, Pennington County, South Dakota.

(Continued from the October 24, 2014, Planning Commission meeting.)

To recommend approval of the extension of Planned Unit Development / PU 06-04 with twenty-one (21) conditions.

**END OF CONSENT CALENDAR**

9. LAYOUT PLAT / PL 14-32: Clayton and Frances Baker; Bill Baker – Agent. To create Lots 1-4 of BTP Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Tract #0153; NE1/4NW1/4 Less Strato Bowl Subdivision and Less Row; Balance GL 9; PT NE1/4SW1/4 North of Hwy, located in Section 13, T1S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 1-4, BTP Subdivision, Section 13, T1S, R6E, BHM, Pennington County, South Dakota.

10. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission’s recommendations from the November 24th Planning Commission.

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.**