

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
January 12, 2015 @ 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 January 20, 2015, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE DECEMBER 8, 2015, 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. **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 October 27, 2014, Planning Commission meeting.)

To recommend to continue the review of Planned Unit Development / PU 06-07 to the March 23, 2015, Planning Commission meeting.

4. **MINOR PLAT / PL 14-33 AND SUBDIVISION REGULATIONS VARIANCE / SV 14-16:** Bonnie Arend: To combine two lots to create Lot 1R1 of Koupal Subdivision and to waive platting requirements in accordance with Sections 400.3 and 700.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lots 1R and 2R, Koupal Subdivision, Section 25, T2N, R3E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1R1, Koupal Subdivision, Section 25, T2N, R3E, BHM, Pennington County, South Dakota.

To recommend approval of Subdivision Regulations Variance / SV 14-16 and approval of Minor Plat / PL 14-33 with no 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.

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

To recommend to continue the review of Vacation of Plat / VP 14-02 to the February 23, 2015, Planning Commission meeting.

6. **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 December 8, 2014, Planning Commission meeting.)

To recommend to continue the review of Planned Unit Development / PU 02-04 to the February 23, 2015, Planning Commission meeting.

7. **MINOR PLAT / PL 14-31:** John and Jenny Boland. To create Lot 1 of Boland Subdivision in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Government Lots 10-11, Section 31, T1S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1 of Boland Subdivision and unplatted balance of Government Lot 11, Section 31, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Minor Plat / PL 14-31 with one (1) condition.

END OF CONSENT CALENDAR

8. MINOR PLAT / PL 14-34 AND SUBDIVISION REGULATIONS VARIANCE / SV 14-17: David and Elisa Lynde. To create Lots 5A and 5B, J-K Subdivision and to waive platting requirements in accordance with Sections 400.3 and 700.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 5, J-K Subdivision, Section 15, T2N, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 5A and 5B, J-K Subdivision, Section 15, T2N, R6E, BHM, Pennington County, South Dakota.

9. MINOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 14-05: Joni Peterson. To amend the existing Trailwood Planned Unit Development to allow for a home occupation, a salon business in the basement of the residence, on the subject property in accordance with Sections 213 of the Pennington County Zoning Ordinance.

Lot 17, Block 21, Trailwood Village, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.

10. CONDITIONAL USE PERMIT / CU 14-33: Lenora and Larry Ruland. To allow a single-wide mobile home to be used as a permanent residence in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

W1/2SE1/4, Section 24, T1S, R16E, BHM, Pennington County, South Dakota.

11. CONDITIONAL USE PERMIT / CU 14-34: James and Ethel Whitcher. To allow a single-wide mobile home to be used as a permanent residence in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

All Less RR ROW, less Lot H1 of NE1/4, less Lot H1 of NW1/4 and less Hwy Row, Section 7, T4S, R15E, BHM, Pennington County, South Dakota.

12. MINOR PLAT / PL 14-35 AND SUBDIVISION REGULATIONS VARIANCE / SV 14-18: Kevin and Heather McNitt. To create Lots 1 and 2, King Ranch Subdivision and to waive platting requirements in accordance with Sections 400.3 and 700.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: That PT of SW1/4SW1/4 Lying North of Deerfield Road less Hwy Lots, Section 26, T1N, R3E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 1 and 2, King Ranch Subdivision, Section 26, T1N, R3E, BHM, Pennington County, South Dakota.

13. CONDITIONAL USE PERMIT / CU 14-35: Brad Nible. To allow a multiple-family dwelling in a Suburban Residential District, to rent out the home/basement, in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 19, Block 1, Harney Peak View Addition, Section 9, T1N, R8E, BHM, Pennington County, South Dakota.

14. DISCUSSION OF VIOLATIONS TO BE CLEARED BEFORE OBTAINING APPROVAL THROUGH PLANNING COMMISSION OR BOARD OF COMMISSIONERS.

15. DISCUSSION OF VACATION HOME RENTAL ORDINANCE.

16. DISCUSSION OF DECEMBER PLANNING COMMISSION MEETINGS.

17. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the December 8, 2014, Planning Commission meeting.

18. ITEMS FROM THE PUBLIC

19. ITEMS FROM THE STAFF

- A. Building Permit Report.
- B. New Employee Announcements.

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.