

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**January 26, 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 February 3, 2015, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE JANUARY 12, 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. **CONDITIONAL USE PERMIT REVIEW / CU 08-07:** Marilyn Welch. To review a single-wide manufactured home as a single-family residence in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 37, Block 4, Green Valley Estates, Section 23, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 08-07 with five (5) conditions.

4. **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 November 10, 2014, Planning Commission meeting.)

To recommend to continue the review of Conditional Use Permit / CU 08-45 to the May 11, 2015, Planning Commission meeting.

5. **CONDITIONAL USE PERMIT REVIEW / CU 11-02:** Jeff and Cheryl DeVeney. To review two internally, illuminated, on-premise signs within 1,500 feet of a residential zoning district/dwelling unit in a Highway Service District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

Lot 3 of Lot D, Murray Subdivision, Section 21, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend continue the review of Conditional Use Permit / CU 11-02 to the February 23, 2014, Planning Commission meeting.

6. **CONDITIONAL USE PERMIT REVIEW / CU 11-26:** Larry and Adelaide Fuss / Keith Lau. To review two accessory structures prior to a principal structure on Lot 1 and to allow three accessory structures prior to a principal structure on Lot 5 in accordance with Sections 207, 208, and 510 of the Pennington County Zoning Ordinance.

Lot 1 and Lot 5, Lau Subdivision, Section 9, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 11-26 with following four (4) conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 14-01:** PLM Investments, LLC; Mary Riss. To review allowing for single-wide mobile homes, as single-family residences, to be located on each of the subject properties in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 1 of Lot A of Lot 12; Lot 2 of Lot A of Lot 12; and Lot 3 of Lot A of Lot 12, Plateau Subdivision, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 14-01 with ten (10) conditions.

## **END OF CONSENT CALENDAR**

8. **VACATION OF EASEMENT / VE 14-01:** Chris and Rebecca Lowe. To vacate a portion of the non-access easement located along the interior of Tract 38 of Spring Creek Acres in accordance with the Pennington County Zoning Ordinance.

Tract 38 of Spring Creek Acres, Section 3, T2S, R8E, BHM, Pennington County, South Dakota.

9. MINOR PLAT / PL 14-37 AND SUBDIVISION REGULATIONS VARIANCE / SV 14-19: George Adrian / Lloyd Hill. To combine three lots to create Chief of the Hills Common Day Tract and to waive platting requirements in accordance with Sections 400.3 and 700.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: All of Common Day Lode MS 1654 and All (also in Section 1, T1N, R3E) of Common Day #1 Lode MS 1654 of Section 36, T2N, R3E, and Chief of The Hills MS 159 of Section 1, T1N, R3E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Chief of the Hills Common Day Tract, Sections 1 and 32, T1N and T2N, R3E, BHM, Pennington County, South Dakota.

10. LAYOUT PLAT / PL 14-36: Robert Drew / Mills Family Limited Partnership. To create Tract Dean and Tract Dew of HES #303 in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Tract A and B of HES #303 and Government Lot 5, all located in Section 32, T1S, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Tract Dean and Tract Dew of HES #303, Section 32, T1S, R5E, BHM, Pennington County, South Dakota.

11. REZONE / RZ 14-12 AND COMPREHENSIVE PLAN AMENDMENT / CA 14-09: Gordon and Carmen Abernathie. To rezone 3.5 acres from Low Density Residential District to Suburban Residential District and to amend the Pennington County Comprehensive Plan to change the Future Land Use Map from Low Density Residential District to Suburban Residential District in accordance with Section 508 of the Pennington County Zoning Ordinance.

Lot C of W-M Subdivision, Section 15, T2N, R6E, BHM, Pennington County, South Dakota.

12. DISCUSSION OF VACATION HOME RENTAL ORDINANCE.
13. DISCUSSION OF DECEMBER PLANNING COMMISSION MEETINGS.
14. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the December 8, 2014, Planning Commission meeting, with the exception of Minor Plat / PL 14-34 and Subdivision Regulations Variance / SV 14-17 (David and Elisa Lynde). The Board of Commissioners waived all the Subdivision Regulations requests and approved the Minor Plat with three conditions, removing Condition #4.

15. ITEMS FROM THE PUBLIC

16. ITEMS FROM THE STAFF

A. New Employee Announcement.

17. ITEMS FROM THE MEMBERSHIP

18. 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.**