

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
February 9, 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 17, 2015, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE JANUARY 26, 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 96-51:** Ted and JoAnne Muffat. To review a mobile home as a caretaker's residence in a Suburban Residential District in accordance with Section 204-F of the Pennington County Zoning Ordinance.

Lot 1 of Block 2, Eastern Acres, Section 11, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend to revoke the extension of Conditional Use Permit / CU 96-51 with the applicants' concurrence.

4. **CONDITIONAL USE PERMIT REVIEW / CU 06-17:** Carol A DeLeo and Gina DeLeo. To review a Recreational Resort in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Located on the following metes and bounds description: That portion of Burlington Northern Railroad Company's (formerly Chicago, Burlington and Quincy Railroad Company's) 300.0 foot wide station ground property at Rochford City, South Dakota, located on the Custer to Deadwood Branch line right of way, now discontinued, being 150.0 feet wide on each side of said Branch line's Main Track centerline, as originally located and constructed upon, over and across the SW1/4 NE1/4 and the E1/2 SE1/4 NW1/4, Section 24, T2N, R3E of the Black Hills Meridian, City of Rochford, Pennington County, South Dakota described as follows, to—wit: Beginning at a Point 150.0 feet Northerly from Station 2101 + 17.8 and at right angles from the centerline of the railroad, which point is South 38 Degrees 54 Minutes West a distance of 352.4 feet from Corner

No. 8 of Mineral Claim Lot No. 676; thence running South 10 Degrees 41 Minutes West a distance of 300.0 feet; thence North 78 Degrees 19 Minutes West parallel with railroad a distance of 1300.0 feet; thence North 10 Degrees 41 Minutes East a distance of 250.0 feet, more or less, to the intersection of the line of said Mineral Claim Lot No. 676 between Corners No. 3 and 4 thereof; thence North 83 Degrees 10 Minutes East along said line a distance of 150.0 feet, more or less, to a point 150.0 feet Northerly and at right angles from the centerline of said railroad; thence South 79 Degrees 19 Minutes East a distance of 1140.0 feet, more or less, to the Point of Beginning (72.620 acres more or less). Excepting Therefrom: All that portion of said Railroad Company's 100.0 foot wide Branch line right of way, being 50.0 feet wide on each side of said Main Track centerline; also, Excepting Therefrom: The County Road; also, Excepting Therefrom: 0.46 acres, more or less, being a part of the SW1/4 NE1/4 of Section 24, T2N, R3E of the Black Hills Meridian, Pennington County, South Dakota, as recorded in Book 158, Page 144 in the Register of Deeds office for Pennington County, South Dakota and also, Excepting Therefrom: Lot 1 of the Damfino 2 Subdivision and 66' Mudable Drive (A platted private drive) Being a portion of the Nebraska Placer, M.S, 676 located in the NE1/4 of Section 24, T2N, R3E, BHM, Pennington County, South Dakota, being 1.049 acres more or less, as shown in Plat Book 24 at Page 190 and recorded as Document #16992 in Book 50, Page 2436 in the Register of Deeds office for Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 06-17 with fifteen (15) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 10-04:** Deep Creek Outfitters; Matt Eisenbraun – Agent. To review a home occupation, a gunsmithing business, in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

The NE1/4, S1/2NW1/4, and the SW1/4, Section 9, T4N, R16E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 10-04 with ten (10) conditions.

6. **CONDITIONAL USE PERMIT / CU 14-16:** Justin and Cassandra Kistler. To allow a double-wide manufactured home to be used as a temporary residence while constructing a stick-built residence in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Tract 1, Valley View Estates, Section 7, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend to revoke Conditional Use Permit / CU 14-16.

7. **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.

(Continued from the January 26, 2015, Planning Commission meeting.)

To recommend to continue Subdivision Regulations Variance / SV 14-19 and Minor Plat / PL 14-37 to the March 9, 2015, Planning Commission meeting.

END OF CONSENT CALENDAR

8. **LAYOUT PLAT / PL 15-01:** Rustlers Ranch, LLC; Davis Engineering – Agent. To create Tract A of Rustlers Ranch Addition in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: SW1/4SE1/4; SE1/4SE1/4 Less Tract 1754 and Less Right-of-Way, Section 8, T1N, R4E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Tract A of Rustlers Ranch Addition, Section 8, T1N, R4E, BHM, Pennington County, South Dakota.

9. **LAYOUT PLAT / PL 15-02:** Chris Wells. To reconfigure lot lines to create Lots 1 and 2 of Claaw Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: N1/2 of Government Lot 3 and N1/2 of Government Lot 4, Section 3, T1S, R9E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 1 and 2 of Claaw Subdivision, Section 3, T1S, R9E, BHM, Pennington County, South Dakota.

10. **PRELIMINARY PLAT / PL 15-03 AND SUBDIVISION REGULATIONS VARIANCE / SV 15-01:** Clayton and Frances Baker; Bill Baker – Agent. To create Lots 1-4 of BTP Subdivision and to waive platting requirements in accordance with Sections 400.2 and 700.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Tract #0153; NE1/4NW1/4 Less Strato Bowl Subdivision and Less Row; Bal 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.

11. DISCUSSION OF DECEMBER PLANNING COMMISSION MEETINGS.

(Continued from the January 26, 2015, Planning Commission meeting.)

12. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the January 26, 2015, Planning Commission meeting.

13. ITEMS FROM THE PUBLIC

14. ITEMS FROM THE STAFF

A. Building Permit Report.

15. ITEMS FROM THE MEMBERSHIP

16. 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.