

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
February 23, 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 March 3, 2015, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE FEBRUARY 9, 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 11-02:** Jeff and Cheryl DeVeny. 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.

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

To recommend to continue the review of Conditional Use Permit / CU 11-02 to the March 23, 2015, Planning Commission meeting.

4. **CONDITIONAL USE PERMIT REVIEW / CU 12-01:** Eric and Amy Wagner. To review a gunsmithing business as a home occupation in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 4, Block 5, Pine Cliff Subdivision, Section 31, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 12-01 with eight (8) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 13-03:** Philip and Colleen Hunter. To review accessory structures (wood shed and a greenhouse) without a principal structure in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot 6 of Engberg Subdivision, Section 6, T2S, R6E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 13-03 to the April 13, 2015, Planning Commission meeting.

6. **CONDITIONAL USE PERMIT REVIEW / CU 14-03:** Home Quest, Inc.; Mike Harmon - Agent. To review storage units to be located on the subject property in a Highway Service District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

Lot 1 of Tract A of Lot B in the NE1/4NW1/4, Section 17, T2N, R7E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 14-03 to the March 23, 2015, Planning Commission meeting.

7. **CONDITIONAL USE PERMIT REVIEW / CU 15-02:** Valerie Naylor. To allow for an accessory structure prior to a primary structure, a garage, in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Lots 7 and 8 of Lot 1 of SW1/4SW1/4, Section 14, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 15-02 with seven (7) conditions.

8. **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 January 12, 2015, Planning Commission meeting.)

To recommend to continue the Vacation of Plat / PL 14-02 to the March 9, 2015, Planning Commission meeting.

9. **REZONE / RZ 15-01:** Dolores Sjveren; D.C. Scott Surveyors – Agent. To rezone 3.477 acres from Limited Agriculture District to Low Density Residential District in accordance with Section 508 of the Pennington County Zoning Ordinance.

Being 3.477 acres of land consisting of the East 285.96 feet of the West 1013.00 feet of the South 529.63 feet in the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section 12, Township 1 North, Range 8 East of the Black Hills Meridian, Pennington County, South Dakota, said 3.477 acres of land being more particularly described by metes and bounds as follows: COMMENCING, for location purposes only, at the Southwest corner of said Section 12, being at the intersection of Longview Road and Anderson Road, both public highways with right-of-way widths of 66 feet; Thence, North 89° 59' 20" East, along the South line of Section 12 and centerline of Longview Road, a distance of 727.04 feet to the POINT OF BEGINNING of the herein described tract; Thence, North 00° 05' 20" East, parallel to and 727.04 feet distant from the West line of Section 12 and centerline of Anderson Road, a distance of 529.63 feet to a point for corner; Thence, North 89° 59' 20" East, parallel to and 529.63 feet distant from the South line of Section 12 and centerline of Longview Road, a distance of 285.96 feet to a point for corner; Thence, South 00° 05' 20" West, parallel to and 1013.00 feet distant from the West line of Section 12 and centerline of Anderson Road a distance of 529.63 feet to a point for corner on the South line of Section 12 and centerline of Longview Road; Thence, South 89° 59' 20" West, along the South line of Section 12 and centerline of Longview Road, a distance of 285.96 feet to the POINT OF BEGINNING and containing 3.477 acres (151,453 square feet) more or less, of land.

To recommend to continue Rezone / RZ 15-01 to the March 9, 2015, Planning Commission meeting.

10. **CONSTRUCTION PERMIT / CP 15-02:** City of Rapid City. To complete the City of Rapid City's Long View Road Water Transmission Main Extension. The proposed project includes installation of 10,763 linear feet of new 16" City water main in the Rapid Valley area along Long View Road.

Sections 13 and 18, T1N, R8E and R9E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CP 15-02 with eleven (11) conditions.

END OF CONSENT CALENDAR

11. CONDITIONAL USE PERMIT / CU 15-01: Sheri Tonner. To allow a single-wide mobile home to be used as a single-family residence while constructing a single-family residence in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

The E1/2SW1/4NE1/4; E1/2W1/2SW1/4NE1/4; W1/2W1/2SE1/4 NE1/4; S1/2SE1/4NW1/4NE1/4; SE1/4SW1/4NW1/4NE1/4; SW1/4SW1/4NE1/4 NE1/4, Section 16, T1S, R7E, BHM, Pennington County, South Dakota.

12. CONSTRUCTION PERMIT / CP 15-01: Cody Schad; Keystone Adventures, Inc. To level an area for a helipad and build a road on the subject property in accordance with Section 507 of the Pennington County Zoning Ordinance.

Unplatted Balance of GL 16 less Right-of-Way; Unplatted Balance of GL 21 less Right-of-Way; Section 31, T1S, R6E, BHM, Pennington County, South Dakota.

13. 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.

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

14. 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 January 12, 2015, Planning Commission meeting.)

15. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the February 9, 2015, Planning Commission meeting.

16. ITEMS FROM THE PUBLIC

17. ITEMS FROM THE STAFF

A. Building Inspection.

18. ITEMS FROM THE MEMBERSHIP

19. 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.