

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**March 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 March 17, 2015, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE FEBRUARY 23, 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 90-50:** Arthur and Merilee Trucano.  
To review a single-family residence as a caretaker's residence in a Limited Agriculture District in accordance with Section 510 of the Pennington County Zoning Ordinance.

SW1/4NE1/4, Section 14, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend to revoke Conditional Use Permit / CU 90-50 with the property owner's concurrence.

4. **CONDITIONAL USE PERMIT REVIEW / CU 96-11:** Donald and Norma Lynde.  
To review a double-wide manufactured home as a caretaker's residence in a General Agriculture District in accordance with Section 510 of the Pennington County Zoning Ordinance.

SE1/4NW1/4, except Lot A, Section 22, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 96-11 to the April 13, 2015, Planning Commission meeting.

5. **MINING PERMIT / MP 15-01:** Western Construction; Tom Lien – Agent. To excavate, extract and process gravel on a portion of the E1/2 of Section 18, T1N, R9E, BHM, Pennington County, South Dakota.

E1/2 of Section 18, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of Mining Permit / MP 15-01 with fourteen (14) conditions.

6. **CONSTRUCTION PERMIT / CP 15-03:** Advanced Engineering and Surveying, Inc. / Hisega Meadows Water. To replace approximately 5,500 linear feet of existing water main in Section 9, T1N, R6E. The project has been split into two phases; this is Phase II of the project.

Section 9, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CP 15-03 with twelve (12) conditions.

7. **CONSTRUCTION PERMIT / CP 15-04:** Lind Exco. To stockpile dirt.

Section 20, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CP 15-04 with nine (9) conditions.

8. **CONSTRUCTION PERMIT / CP 15-05:** Robert and Shirley Akers. To add fill dirt to a low area on the property.

Lots 2-3, Vaughn Addition, Section 19, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CP 15-05 with eight (8) conditions.

9. **CONSTRUCTION PERMIT / CP 15-06:** Hart Ranch Development Company. For site grading operations, storm sewer inlet and pipe, and water and sewer service line construction for development of new residential lots to be subdivided along existing Anna Court.

Hart Ranch Golf Course Parcel Less Village On The Green Sub, Less Village On The Green #2 Sub And Less Platted Private Drives (Also In Sec 12 And 13), Section 11, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CP 15-06 with eight (8) conditions.

10. **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 February 23, 2015, Planning Commission meeting.)

To recommend to continue the Vacation of Plat / PL 14-02 to the March 23, 2015, Planning Commission meeting.

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.

(Continued from the February 23, 2015, Planning Commission meeting.)

To recommend to continue Rezone / RZ 14-12 and Comprehensive Plan Amendment / CA 14-09 to the April 13, 2015, Planning Commission meeting.

## **END OF CONSENT CALENDAR**

12. **REZONE / RZ 15-01 AND COMPREHENSIVE PLAN AMENDMENT CA / 15-01:** Dolores Sjveren; D.C. Scott Surveyors – Agent. To rezone 3.477 acres from Limited Agriculture District to Low Density Residential District and to amend the Pennington County Comprehensive Plan to change the Future Land Use from Suburban Residential District to Low Density Residential District in accordance with Section 508 of the Pennington County Zoning Ordinance.

Mete and Bounds Description: 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.

(Continued from the February 23, 2015, Planning Commission meeting.)

13. 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 February 9, 2015, Planning Commission meeting.)

14. 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.

(Continued from the February 23, 2015, Planning Commission meeting.)

15. CONDITIONAL USE PERMIT / CU 14-23: Keystone Adventures, Inc.; Andrew Busse – Agent. To review a golf driving range and helipad in a Highway Service Zoning District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

The Unplatted Balance of Government Lot 16 less Right-of-Way; and the Unplatted Balance of Government Lot 21 less Right-of-Way, Section 31, T1S, R6E, BHM, Pennington County, South Dakota.

16. DISCUSSION OF STATEMENTS OF UNDERSTANDING.

17. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the February 23, 2015, Planning Commission meeting.

18. ITEMS FROM THE PUBLIC

19. ITEMS FROM THE STAFF

- A. Building Permit Report.
- B. Vacation Home Rental Committee.

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.**