

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
June 22, 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 July 7, 2015, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE JUNE 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. **CONDITIONAL USE PERMIT REVIEW / CU 09-25:** Steve Hobart. To review a ranch hand's residence in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

The W1/2W1/2SW1/4NE1/4, Section 16, T1S, R3E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 09-25 to the July 13, 2015, Planning Commission meeting.

4. **CONDITIONAL USE PERMIT REVIEW / CU 01-01:** Charles and Ursula Brackett. To review a mobile home park in a Suburban Residential District in accordance with Section 208-C-2 of the Pennington County Zoning Ordinance.

The West 250' of the North 662.9' of the NW1/4SE1/4, Section 17, T2N, R7E, BHM, Pennington County, South Dakota.

(Continued from the June 8, 2015, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 01-01 with eighteen (18) conditions.

5. **PLANNED UNIT DEVELOPMENT REVIEW / PU 06-07:** Rapid City MHP, LLC. (Cimarron Mobile Home 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 May 26, 2015, Planning Commission meeting.)

To recommend approval of the extension of Planned Unit Development / PU 06-07 with twenty (20) conditions.

6. **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 May 11, 2015, Planning Commission meeting.)

To recommend to continue the review of Conditional Use Permit / CU 08-45 to the August 10, 2015, Planning Commission meeting.

7. **CONDITIONAL USE PERMIT REVIEW / CU 12-09:** Wood Stock Supply, Inc. – Owner. To review a temporary permit for retail sales of Class C fireworks in accordance with Sections 212 and 510 of the Pennington County Zoning Ordinance.

Lots A and B of Tract B of SW1/4 less Lot H3 of said Lot B, including Lot H2 of Tract B, Section 27, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 12-09 with thirteen (13) conditions.

8. **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 May 11, 2015, Planning Commission meeting.)

To end the extension of Planned Unit Development / PU 02-04.

9. **CONDITIONAL USE PERMIT / CU 15-12:** Rolland and Laura Willard; Davis Engineering - Agent. To allow a ranch hand's residence in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

PT W1/2SE1/4 and PT SE1/4SE1/4 E of Hwy Less Forest View Subdivision, Section 28, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 15-29 with six (6) conditions.

10. **MINOR PLAT / PL 15-14:** David and Sela Nagelhout; Fisk Land Surveying – Agent. To reconfigure lot lines to create Lots 7R and 9R of Deerfield Park Subdivision in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lots 7, 8, and 9, Deerfield Park Subdivision, Section 2, T1S, R3E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 7R and 9R, Deerfield Park Subdivision, Section 2, T1S, R3E, BHM, Pennington County, South Dakota.

To recommend approval of Minor Plat / PL 15-14 with three (3) conditions.

11. **CONDITIONAL USE PERMIT REVIEW / CU 13-11:** Sugar Daddy's / Kerri Johnston. To review an RV site on the subject property to be utilized on a part-time basis (weekends) in a Highway Service District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

Lot A of SE1/4SW1/4, Section 7, T2N, R5E, BHM, Pennington County, South Dakota.

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

END OF CONSENT CALENDAR

12. **CONSTRUCTION PERMIT / CP 15-10:** Cross Country Real Estate, LLC (BH Speedway). To grade areas of the property and level stockpiles on the subject property.

Unplatted Portion of S1/2SW1/4NW1/4; Pt of NW1/4SW1/4 N and E Of Hwy ROW Less That Pt Within Rapid City Boundary, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.

13. **REZONE / RZ 15-08 AND COMPREHENSIVE PLAN AMENDMENT CA / 15-08:** Mitch Morris. To rezone 30.49 acres from General Agriculture District and to General Commercial District and to amend the Pennington County Comprehensive Plan to change the Future Land Use from Limited Agriculture District to General Commercial District in accordance with Section 508 of the Pennington County Zoning Ordinance.

Being 30.49 acres of land located in the N1/2 NW1/4 of Section 33, Township 1 North, Range 8 East of the Black Hills Meridian, Pennington County, South Dakota, said 30.49 acres of land being more particularly described by metes and bounds as follows, all measurements are to be considered as being followed by the words "more or less"; BEGINNING at the northwest corner of Section 33, Township 1 North, Range 8 East of the Black Hills Meridian; Thence, South 89°51'35" East, along the north line of the NW1/4 of Section 33, a distance of 2656.84 feet to the northeast corner of the NW1/4 of Section 33; Thence, South 00°08'05" West, along the east line of the NW1/4 of Section 33, a distance of 500.00 feet to a point for corner; Thence, North 89°51'35" West, parallel to and 500 feet distant from the north line of the NW1/4 of Section 33, a distance of 2656.35 feet to a point for corner on the west line of the NW1/4 of Section 33; Thence, North 00°04'45" East, a distance of 500.00 feet to the POINT OF BEGINNING and containing 30.49 acres, more or less, of land.

14. THE PENNINGTON COUNTY COMPREHENSIVE PLAN and POSSIBLE MOTION OF SUPPORT.

15. DISCUSSION OF ROAD NAMING ORDINANCE, ROAD SIGN ORDINANCE, AND ORDINANCE #20.

16. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the June 8, 2015, Planning Commission meeting.

17. ITEMS FROM THE PUBLIC

18. ITEMS FROM THE STAFF

A. 2015 SD Planner's Conference.

19. ITEMS FROM THE MEMBERSHIP

20. 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.