

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
July 13, 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 21, 2015, at 10:30 a.m.

ROLL CALL

1. ELECTION OF OFFICERS
2. APPROVAL OF THE JUNE 22, 2015, MINUTES
3. 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.

4. **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.

(Continued from the June 22, 2015, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 09-25 with five (5) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 05-14:** Donald Straub. To review a single-wide manufactured home as a single-family residence in a Suburban Residential District in accordance with Sections 204, 208-C-19 and 510 of the Pennington County Zoning Ordinance.

N1/2 of Lot A of Lot 4; Lot B of Lot 4; Lot C of Lot 4, Section 15, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 05-14 with eight (8) conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 11-17:** Duane Brink, LLB Investments Limited Partnership. To review a well drilling business and accessory exterior equipment and material storage in a Highway Service District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

Lot 2, Heavlin #2 Addition, Sections 19 and 30, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 11-17 with ten (10) conditions.

7. **PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PU 06-03:** BankWest, Inc. To review a Planned Unit Development Amendment to allow for 75 residential lots, 1 well lot, and 1 detention lot with a minimum lot size of 1/2 acre in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lots 1-3, Block 1; Lots 1-6, Block 2; Lots 1-10, Block 3; Lots 1-10 and Lot 20, Block 4; Lot 1 and Lot 20, Block 5; Lot 1, Block 6, all of Prairiefire Subdivision; NE1/4NE1/4 Less Eisenbraun Sub, Less Winton Sub, Less Prairiefire Sub and Less ROW; and SE1/4NE1/4 Less Eisenbraun Sub, Less Winton Sub, Less Prairiefire Sub and Less ROW, Section 26, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Planned Unit Development Amendment / PU 06-03 with eleven (11) conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CU 10-30:** Janell Gibson; David and Maria Eisenbraun – Owners. To review the operation of a dog and cat kennel/breeding facility in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

The S1/2NE1/4, E1/2SW1/4, SE1/4; Rainy Creek Cheyenne Township #19, Section 33, T4N, R16E, 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 10-30 with eight (8) conditions.

9. **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.

(Continued from the June 22, 2015, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 13-11 with six (6) conditions.

10. **CONDITIONAL USE PERMIT REVIEW / 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.

(Continued from the June 22, 2015, Planning Commission meeting.)

To recommend to revoke Conditional Use Permit / CU 14-16 with the applicant's concurrence.

11. **SUBDIVISION REGULATIONS VARIANCE / SV 15-17:** Rodney Alexander; Renner & Associates – Agent. To waive platting requirements in order to create Lots 1 and 2 of Tin City Lode MS 2504 in accordance with Section 700.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: All, Tin City Lode MS 2504, Section 22, T2S, R4E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 1 and 2, Tin City Lode MS 2504, Section 22, T2S, R4E, BHM, Pennington County, South Dakota.

To recommend approval of Subdivision Regulations Variance / SV 15-17 with three (3) conditions.

12. **REZONE / RZ 15-09 AND COMPREHENSIVE PLAN AMENDMENT CA / 15-09:** Rodney Alexander; Renner & Associates – Agent. To rezone 7.615 acres from Highway Service District to Low Density Residential District and to amend the Pennington County Comprehensive Plan to change the Future Land Use from Highway Service District to Low Density Residential District in accordance with Section 508 of the Pennington County Zoning Ordinance.

Located on the following metes and bounds descriptions: Commencing at the northwesterly corner of the Tin City Lode, M.S. 2504, located in Section 22, T2S, R4E, BHM, common to a corner on the southerly boundary of Lot 1 of the NW1/4 of the NE1/4 of Section 22, T2S, R4E, BHM, and the point of beginning; Thence, first course: S 76°20'56" E, along the northerly boundary of said Tin City Lode, common to the southerly boundary of said Lot 1, a distance of 299.56 feet, to the northeasterly corner said Tin City Lode; Thence, second course: S 13°46'22" W, along the easterly boundary of said Tin City Lode, common to the southerly boundary of said Lot 1, a distance of 613.03 feet, to a corner on the southerly boundary of said Lot 1, common to a corner on the northerly boundary of Lot 2 of the W1/2 of the NE1/4 of Section 22, T2S, R4E,

BHM; Thence, third course: S 13°39'24" W, along the easterly boundary of said Tin City Lode, common to the northerly boundary of said Lot 2, a distance of 392.89feet; Thence, fourth course: S 45°00'00" W, a distance of 122.46 feet; Thence, fifth course: S 90°00'00" W, a distance of 134.00 feet; Thence, sixth course: N 48°00'00" W, a distance of 120.00 feet, to a point on the westerly boundary of said Tin City Lode, common to a point on the northerly boundary of said Lot 2; Thence, seventh course: N 13°40'34" E, along the westerly boundary of said Tin City Lode, common to the northerly boundary of said Lot 2, a distance of 744.97 feet, to a corner on the northerly boundary of said Lot 2, common to a corner on the southerly boundary of said Lot 1; Thence, eighth course: N 13°49'06" E along the westerly boundary of said Tin City Lode, common to the southerly boundary of said Lot 1, a distance of 340.17 feet, to the point of beginning. Said parcel contains 7.615 acres, more or less.

To recommend approval of Rezone / RZ 15-09 and Comprehensive Plan Amendment / CA 15-09.

13. **VACATION OF EASEMENT / VE 15-03:** Grace and William Scholl. To vacate 3 feet of an 8-foot-wide utility and minor drainage easement to allow an addition to be built onto the existing garage.

Lot 4R, Block 2, Mountain Park Subdivision, Section 5, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Vacation of Easement / VE 15-03 with six (6) conditions.

END OF CONSENT CALENDAR

14. **CONDITIONAL USE PERMIT / CU 15-13:** Richard and Delores Linstrom; Rod Linstrom – 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.

Part of Lot 1 Less Tract A and B (also in Section 35 and T2S, R4E Sections 2 and 3); Hunter Tract Being a Subdivision of Lot 1 of Reno Placer, Reno Placer MS #832, Section 34, T1S, R4E, BHM, Pennington County, South Dakota.

15. **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.

(Continued from the June 22, 2015, Planning Commission meeting.)

16. TELECOMMUNICATIONS FACILITY PERMIT / TC 15-01: Cellular Inc./Network Corp. d/b/a Verizon Wireless; Brian Kabat - Buell Consulting – Agent. To allow a 190 foot stealth monopine pole and equipment shelter in a General Commercial District in accordance with Section 316 of the Pennington County Zoning Ordinance.

Tract 1 of SE1/4, Section 11, T1N, R6E, BHM, Pennington County, South Dakota.

(Continued from the May 11, 2015, Planning Commission meeting.)

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

(Continued from the June 22, 2015, Planning Commission meeting.)

18. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the June 22, 2015, Planning Commission meeting.

19. ITEMS FROM THE PUBLIC

20. ITEMS FROM THE STAFF

A. Building Permit Report.

21. ITEMS FROM THE MEMBERSHIP

22. 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.