

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
July 27, 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 August 4, 2015, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE JULY 13, 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 85-55: Jesse and Kendra Kellogg. To review a day care center in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

That Pt of Lot 12R located in Pennington County, Block 5, Northdale Subdivision, Section 8, T2N, R7E, BHM, Pennington County, South Dakota.

To recommend to revoke Conditional Use Permit / CU 85-55 with the applicant's concurrence.

4. CONDITIONAL USE PERMIT REVIEW / CU 13-15: Dan Deyo. To review a single-wide mobile home to be used as a temporary residence while constructing a new residence in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 10A, Vaughn Addition, Section 19, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend to revoke Conditional Use Permit / CU 13-15 with the applicant's concurrence.

5. **CONDITIONAL USE PERMIT REVIEW / CU 13-17:** Larry Teuber / School House, LLC. To review an accessory structure without a primary structure in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot 3R, Block 4, Spring Canyon Estates, Section 5, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 13-17 with eight (8) conditions.

6. **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.

(Continued from the July 13, 2015, Planning Commission meeting.)

To recommend to continue Subdivision Regulations Variance / SV 15-17 to the August 24, 2015, Planning Commission meeting.

7. **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 392.89 feet; 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.

(Continued from the July 13, 2015, Planning Commission meeting.)

To recommend to continue Rezone / RZ 15-09 and Comprehensive Plan Amendment / CA 15-09 to the August 24, 2015, Planning Commission meeting.

END OF CONSENT CALENDAR

8. MINOR PLAT / PL 15-16: Chelsea “Chuck” and Donna Ferguson. To create Lot 3 of Rushmore Cave Subdivision in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Balance of Gov’t Lot 4 less Right-of-Way, Section 18, T2S, R7E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 3, Rushmore Cave Subdivision, Section 18, T2S, R7E, BHM, Pennington County, South Dakota.

9. MINOR PLAT / PL 15-17 AND SUBDIVISION REGULATIONS VARIANCE / SV 15-06: Jeffrey and Elizabeth Hallen; Heald Land Surveying – Agent. To create Lot 4R of Black Forest Village and to waive platting requirements in accordance with Sections 400.3 and 700.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 4 (of Gov’t Lot 9); Black Forest Village, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 4R; Black Forest Village, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

10. REZONE / RZ 15-10 AND COMPREHENSIVE PLAN AMENDMENT CA / 15-10: Jeffrey and Elizabeth Hallen; Heald Land Surveying – Agent. To rezone 0.17 acre from General Agriculture District to Suburban Residential District and to amend the Pennington County Comprehensive Plan to change the Future Land Use from Planned

Unit Development Sensitive to Suburban Residential District in accordance with Section 508 of the Pennington County Zoning Ordinance.

Lot 4 (of Gov't Lot 9); Black Forest Village, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

11. ROAD NAMING ORDINANCE, ROAD SIGN ORDINANCE, AND ORDINANCE #20.
12. PENNINGTON COUNTY COMPREHENSIVE PLAN.
13. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the July 13, 2015, Planning Commission meeting with the exception of Telecommunications Facility Permit / TC 15-01 (Cellular Inc./Network Corp. d/b/a Verizon Wireless; Brian Kabat - Buell Consulting – Agent). This item was appealed and will be heard at the August 18, 2015, Board of Commissioners' meeting.
14. ITEMS FROM THE PUBLIC
15. ITEMS FROM THE STAFF
16. ITEMS FROM THE MEMBERSHIP
17. 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.