

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
August 10, 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 18, 2015, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE JULY 27, 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 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 June 22, 2015, Planning Commission meeting.)

To recommend to continue the review of Conditional Use Permit / CU 08-45 to the October 12, 2015, Planning Commission meeting.

4. **CONDITIONAL USE PERMIT / CU 15-14:** Darrell and Mary Harkin. To allow a single-wide mobile home to be used as a permanent single-family residence in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

The NE1/4; SW1/4SE1/4; E1/2SE1/4, Section 34, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 15-14 with eight (8) conditions.

5. **CONDITIONAL USE PERMIT / CU 15-15:** Gerald Meredith. To allow for a caretaker's residence on the subject property in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot B of Lot 3 of SE1/4NE1/4, Section 9, T1N, R8E, BHM, Pennington County, South Dakota.

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

6. **CONDITIONAL USE PERMIT / CU 15-16:** Nick Hobart. To allow for a guest house on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

The W1/2W1/2NW1/4SE1/4, Section 16, T1S, R3E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 15-16 with six (6) conditions.

7. **CONSTRUCTION PERMIT / CP 15-11:** Pennington County Highway Department. To improve and realign 2,500 feet of Cheney Road, which is located about 25 miles north of Wall.

SE1/4 of Section 29, S1/2 of Section 28, NE1/4 of Section 32, and NW1/4 of Section 33, all located in T5N, R15E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CU 15-11 with ten (10) conditions.

8. **CONSTRUCTION PERMIT / CP 15-12:** Mitch Morris. To strip top soil and perform minor grading and leveling in order to place recycled asphalt for a parking or storage area and also stockpile recycled asphalt material to be used as a base for the parking lot.

W1/2 of Section 33, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CU 15-12 with fourteen (14) conditions.

END OF CONSENT CALENDAR

9. **MINOR PLAT / PL 15-15:** Tipton Properties. To create Lot 1 of Tipton Properties Subdivision in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: W1/2 less Sunset Ranch and less Right-of-Way, Section 33, T2N, R10E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1 of Tipton Properties Subdivision, Section 33, T2N, R10E, BHM, and Pennington County, South Dakota.

10. PENNINGTON COUNTY COMPREHENSIVE PLAN

11. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the July 27, 2015, Planning Commission meeting with the exception of Minor Plat / Pl 15-16 (Chelsea "Chuck" and Donna Ferguson) to create Lot 3 of Rushmore Cave Subdivision. This item was approved with eight (8) conditions.

12. ITEMS FROM THE PUBLIC

13. ITEMS FROM THE STAFF

A. Building Permit Report.

14. ITEMS FROM THE MEMBERSHIP

15. 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.