

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
August 24, 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 September 1, 2015, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE AUGUST 10, 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 / 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 the extension of Conditional Use Permit / CU 08-10 with six (6) conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 08-10:** Verizon Wireless; K. W. Lindsay - Landowner. To review a 300 foot communications tower and equipment shelter in a Highway Service District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

Tract Lake (also in Section 28), Section 27, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 08-10 with eight (8) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 10-38:** Robert Mills. To review a home occupation, an auto restoration shop, in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

The N1/2 Lot E of E1/2SE1/4, Section 9, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 10-38 with eleven (11) conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 13-16:** Larry Teuber. To review a Guest House in a Limited Agriculture District / Suburban Residential District in accordance with Sections 206, 318, and 510 of the Pennington County Zoning Ordinance.

Lot 2R2, 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 13-16 with four (4) conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 15-01:** Sheri Tonner. To review a single-wide mobile home to be used as a single-family residence while constructing a single-family residence in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

The E1/2SW1/4NE1/4; E1/2W1/2SW1/4NE1/4; W1/2W1/2SE1/4 NE1/4; S1/2SE1/4NW1/4NE1/4; SE1/4SW1/4NW1/4NE1/4; SW1/4SW1/4NE1/4 NE1/4, Section 16, T1S, R7E, BHM, Pennington County, South Dakota

To recommend the continuation of Conditional Use Permit / CU 15-01 to the September 14, 2015 Planning Commission Meeting.

8. **CONDITIONAL USE PERMIT / CU 15-17:** Charles Ray. To allow for a family cemetery on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Parcel E in S1/2NW1/4, Section 17, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 13-16 with five (5) conditions.

9. **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 continuation of Rezone / RZ 15-09 and Comprehensive Plan Amendment / CA 15-09 to the September 14, 2015, Planning Commission meeting, with the applicants concurrence, in order for the items to be re-advertised.

END OF CONSENT CALENDAR

- 10.** CONSTRUCTION PERMIT / CP 15-13: Davis Engineering / Ron Davis. To develop 38 lots in the Murphy Ranch Estates Subdivision. The construction work includes mass grading, sewer and water line installation, curb and gutter, and pavement installation.

Balance of Tract A, Lot 11, Blk 12, Lot 14, Blk 3, Lot 1, Blk 13, Lot 6, Blk 11, Murphy Ranch Estates Sub., Section 14, T1N, R8E, BHM, Pennington County.

- 11.** VACATION OF PLAT / PL 15-01: Martin or Shirley Printz. To Lot A in the NE1/4NW1/4 of Section 33, T2N, R12E.

EXISTING LEGAL: Lot A in the NE1/4NW1/4, Section 33, T2N, R12E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: All of Section 33 less right-of-way, T2N, R12E, BHM, Pennington County, South Dakota.

12. CONDITIONAL USE PERMIT / CU 15-18: Rapid Valley United Methodist Church; Doug Nix – Agent. To illuminate an existing on-premise sign within 1,500 feet of a residential zoning district/dwelling unit in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot A in NE1/4, Section 15, T1N, R8E, BHM, Pennington County, South Dakota.

13. CONDITIONAL USE PERMIT / CU 15-19: Mitch Morris. To allow for an existing double-wide manufactured home to be used as a single-family residence in a General Commercial District in accordance with Sections 209 and 510 of the Pennington County Zoning Ordinance.

The E1/2E1/2; Lot 1 of NW1/4NE1/4; Lot 1 of SW1/4NE1/4; Lot 1 of SW1/4SE1/4; E1/2 of Lot A of NW1/4NE1/4; E1/2 of Lot A of E1/2NW1/4, Section 32, T1N, R8E, BHM, Pennington County, South Dakota.

14. PENNINGTON COUNTY COMPREHENSIVE PLAN

15. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the August 10, 2015, Planning Commission meeting.

16. ITEMS FROM THE PUBLIC

17. ITEMS FROM THE STAFF

18. ITEMS FROM THE MEMBERSHIP

19. 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.