

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**November 9, 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 November 17, 2015, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE OCTOBER 26, 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 91-59:** Melissa Ehrhardt. To review a single-wide mobile home as a single-family residence in a Suburban Residential District in accordance with Section 208-C-19 of the Pennington County Zoning Ordinance.

Tract C of Lot 6, Berger Subdivision, Section 14, T2N, R8E, BHM, Pennington County, South Dakota.

(Continued from the October 12, 2015, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 91-59 with three (3) conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 92-54:** Gerhard and Elizabeth Heck. To review a single-wide mobile home to be used as a single-family residence on the subject property in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot B-3 of Lot B of Lot 1, Section 19, T1N, R9E, BHM, Pennington County, South Dakota.

(Continued from the October 12, 2015, Planning Commission meeting.)

To recommend to continue the review of Conditional Use Permit / CU 92-54 to the April 11, 2016, Planning Commission meeting.

5. **CONDITIONAL USE PERMIT REVIEW / CU 10-37:** Kolin and Michele Sperle; Chuck Taylor – Agent. To review an accessory structure, a caboose, in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot C-15, Wolframite Estates, Section 34, T1S, R5E, BHM, Pennington County, South Dakota

To recommend approval of the extension of Conditional Use Permit / CU 10-37 with six (6) conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 13-23:** Todd Sime. To review accessory buildings without a principal structure in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot 7 of Tract C, Hook J Subdivision, Section 1, T1S, R9E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 13-23 with nine (9) conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 14-25:** Jeff DeVeny. To review two storage units to be located on the subject property in a Highway Service Zoning District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

Lot 2 of Lot D, Murray Subdivision, Section 21, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 14-25 with eleven (11) conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CU 14-30:** Cherie Farlee. To review a single-wide manufactured home to be used as a caretaker's residence in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

The NE1/4SW1/4 less RC Airport #4 and less Right-of-Way, Section 6, T1N, R9E, BHM, Pennington County, South Dakota.

(Continued from the October 26, 2015, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 14-30 with five (5) conditions.

9. **CONDITIONAL USE PERMIT REVIEW / CU 15-20:** Mitch Morris. To allow for Construction Equipment Sales on the subject property in a General Commercial District in accordance with Sections 209 and 510 of the Pennington County Zoning Ordinance.

Lot 1 of NW1/4SE1/4, Section 32, T1N, R8E, BHM, Pennington County, South Dakota.

(Continued from the September 28, 2015, Planning Commission meeting.)

To recommend to continue Conditional Use Permit / CU 15-20 to the November 23, 2015, Planning Commission meeting with four (4) conditions.

10. **CONDITIONAL USE PERMIT / CU 15-30:** Peaceful Valley Hideaway, LLC (William and Valerie Landis); Arlyn Dyce - Agent. To allow for an existing residence to be used as a Multi-Family Dwelling in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot C of Lot 2, New York Subdivision, Section 24, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 15-30 with seven (7) conditions.

11. **CONDITIONAL USE PERMIT / CU 15-31:** Kelly and Lana Jensen. To live in an existing residence while building a new single-family residence in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot N Revised (Formerly Lot N and Lot 1 of H), Section 8, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 15-31 with nine (9) conditions.

12. **CONDITIONAL USE PERMIT / CU 15-34:** Robert and Sheila Maclachlan. 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.

Government Lot 4 (NW1/4NW1/4), Section 5, T2S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 15-34 with five (5) conditions.

13. **CONDITIONAL USE PERMIT / CU 15-35:** Black Hills Raptor Center; Davis Engineering - Agent. To allow a bird education and health facility on a portion of the subject property located in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

A portion of the SW1/4 of the SW1/4 of Section 15, T2S, R7E, BHM, Pennington County, South Dakota.

To recommend to continue Conditional Use Permit / CU 15-35 to the December 7, 2015, Planning Commission meeting.

### **END OF CONSENT CALENDAR**

14. **CONDITIONAL USE PERMIT / CU 15-32:** Pam Troxel. To allow for a Vacation Home Rental in a Low Density Residential District in accordance with Sections 207, 319, and 510 of the Pennington County Zoning Ordinance.

Lot B of NW1/4NE1/4 and 1/2 Vac Rd Adj to said Lot, Section 16, T1N, R6E, BHM, Pennington County, South Dakota.

15. **CONSTRUCTION PERMIT REVIEW / CP 15-01:** Keystone Adventures, Inc. To review an area for a helipad and build a road on the subject property in accordance with Section 507 of the Pennington County Zoning Ordinance.

Unplatted Balance of GL 16 less Right-of-Way; Unplatted Balance of GL 21 less Right-of-Way; Section 31, T1S, R6E, BHM, Pennington County, South Dakota.

(Continued from the September 28, 2015, Planning Commission meeting.)

16. **MINOR PLAT / PL 15-27 AND SUBDIVISION REGULATIONS VARIANCE / SV 15-14:** JerrDonn, LLC / Gerald and Donna Grover. To create Lots 2A and 2B of Strato-Rim Estates and to waive platting requirements in accordance with Sections 400.3 and 700.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 2, Strato Rim Estates, Section 7, T1S, R7E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 2A and 2B, of Strato Rim Estates, Section 7, T1S, R7E, BHM, Pennington County, South Dakota.

17. CONDITIONAL USE PERMIT / CU 15-33: JerrDonn, LLC / Gerald and Donna Grover. To allow an existing single-family residence in a Highway Service District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

Lot 2, Strato Rim Estates, Section 7, T1S, R7E, BHM, Pennington County, South Dakota.

18. MINOR PLAT / PL 15-26: Stacey Titus. To reconfigure lot lines to create Lots 4R, 5R, and 6R of Morse Subdivision #4 in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lots 4, 5, and 6 less the South 180 feet thereof, Morse Subdivision #4, Section 8, T1N, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 4R, 5R, and 6R, Morse Subdivision #4, Section 8, T1N, R6E, BHM, Pennington County, South Dakota.

19. DISCUSSION OF LANGUAGE USED IN SECTION 511-A-8.

20. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the October 26, 2015, Planning Commission meeting.

21. ITEMS FROM THE PUBLIC

22. ITEMS FROM THE STAFF

- A. Building Permit Report.
- B. 2015 SD Planner's Conference.

23. ITEMS FROM THE MEMBERSHIP

24. 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.**