

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
November 23, 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 December 1, 2015, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE NOVEMBER 9, 2015, MINUTES
2. APPROVAL OF THE AGENDA
3. RECOGNITION OF DESIGNATION - PJ CONOVER, PLANNING DIRECTOR, AND BRITTNEY MOLITOR, WATER PROTECTION COORDINATOR, -- ASFPM CERTIFIED FLOODPLAIN MANAGERS AND ALSO CERTIFIED THROUGH SD DOT ON THE FIELD OF EROSION AND SEDIMENT CONTROL AND STORM WATER MANAGEMENT

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 98-46:** Terrance Crowe (Chuck Voorhees – New Owner). To allow an analytic practice and law office as a home occupation in a Limited Agriculture Zoning District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot 3 less Highway right-of-way, Palmer Gulch Placer M.S. 690, Section 27, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 98-46.

5. **CONDITIONAL USE PERMIT REVIEW / CU 00-58:** Mitch Morris / Dakota Kart Racers. To review a Go-Kart Race track in a General Commercial District in accordance with Sections 209 and 510 of the Pennington County Zoning Ordinance.

Lot 1 of the NW1/4SE1/4, Section 32, T1N, R8E, 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 00-58 with ten (10) conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 02-20:** Ardyce Elwood. To review a single-wide mobile home to be used as a single-family residence on the subject property in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot 8 of Hidden Springs Ranchettes, Section 6, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 02-20.

7. **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 October 12, 2015, Planning Commission meeting.)

To recommend to continue the review of Conditional Use Permit / CU 08-45 to the January 11, 2016, Planning Commission meeting.

8. **CONDITIONAL USE PERMIT REVIEW / CU 09-33:** Colonial Pine Hills Sanitary District. To review a utility well house in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 1A, Block 1, Whispering Pines Subdivision, Section 32, T1N, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 09-33 with five (5) conditions.

9. **CONDITIONAL USE PERMIT REVIEW / CU 13-07:** Jack Bradt. To review the operation of a dude ranch to include lodging and horse trail rides in a General Agriculture District in accordance with Sections 205-C and 510 of the Pennington County Zoning Ordinance.

The W1/2 of the NW1/4, Section 21, T2S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 13-07 with ten (10) conditions.

10. **CONDITIONAL USE PERMIT REVIEW / CU 13-25:** Prairie Berry, LLC; Matt Keck – Agent. To review two illuminated on-premise signs within 1,500 feet of a dwelling unit and residential zoning district in a Highway Service District in accordance with Sections 210, 312, and 510 of the Pennington County Zoning Ordinance.

Lot 1, Addie Camp Subdivision, Section 21, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 13-25 with three (3) conditions.

11. **CONDITIONAL USE PERMIT REVIEW / CU 14-13:** Hisega Meadows Water, Inc.; Larry Deibert – Agent. To review a contractor’s storage yard during the period of construction of the Hisega Water Line Project located in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 5, Lau Subdivision, Section 9, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 14-13.

12. **CONDITIONAL USE PERMIT REVIEW / CU 14-31:** Walter and Barbara Digmann. To review an existing residence to be used as a temporary residence while building a single-family residence in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot B, Gold King Lode MS 2064, Section 28, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 14-31 with four (4) conditions.

13. **CONDITIONAL USE PERMIT / CU 15-36:** Donald and Margaret Norton. To allow an existing shop building with living quarters to be used as a Guest House on the subject property in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 1, Knotty Pine Subdivision, Section 33, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend to continue Conditional Use Permit / CU 15-36 to the December 7, 2015, Planning Commission meeting.

END OF CONSENT CALENDAR

14. REZONE / RZ 15-14 AND COMPREHENSIVE PLAN AMENDMENT CA / 15-13: David and Lora Moore. To rezone 7.82 acres (Lot 5) from General Agriculture District to Low Density Residential District and to rezone 2.00 acres (Lot 6) from General Agriculture District to Suburban Residential District and to amend the Comprehensive Plan to change the Future Land Use from Light Industrial District to Low Density Residential District and Suburban Residential District in accordance with Section 508 of the Pennington County Zoning Ordinance.

Lot 5 and Lot 6, G-S Subdivision, Section 23, T2N, R8E, BHM, Pennington County, South Dakota.

15. REZONE / RZ 15-13 AND COMPREHENSIVE PLAN AMENDMENT CA / 15-12: Larry Teuber; Renner Associates – Agent. To rezone 1.309 acres from Limited Agriculture District to Suburban Residential District and to amend the Comprehensive Plan to change the Future Land Use from Limited Agriculture District to Suburban Residential District in accordance in accordance with Section 508 of the Pennington County Zoning Ordinance.

Commencing at a corner on the northerly boundary of Lot 2R2, Block 4, Spring Canyon Estates, common to the northeasterly corner of Lot 1R, Block 4, Spring Canyon Estates, common to a point on the southerly edge of Clarkson Road right-of-way, and the point of beginning; Thence, first course: S54°32'59"E, along the northerly boundary of said Lot 2R2, common to the southerly edge of said right-of-way, a distance of 76.84 feet; Thence, second course: S03°31'20"E, a distance of 78.16 feet; Thence, third course: S40°44'38"W, a distance of 159.24 feet; Thence, fourth course: S55°09'16"W, a distance of 191.40 feet; Thence, fifth course: S26°00'20"W, a distance of 33.00 feet, a point on the southerly boundary of said Lot 2R2; Thence, sixth course: N63°59'40"W, along the southerly boundary of said Lot 2R2, a distance of 116.10 feet, to a corner on the westerly boundary of said Lot 2R2; Thence, seventh course: N26°00'15"E, along the westerly boundary of said Lot 2R2, a distance of 33.00 feet, to a corner on the westerly boundary of said Lot 2R2, common to the southeasterly corner of said Lot 1R; Thence, eighth course: N44°38'45"E, along the westerly boundary of Lot 2R2, common to the easterly boundary of said Lot 1R, a distance of 423.99 feet, to the said point of beginning. Said Parcel contains 1.309 acres more or less.

16. 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.

(Continued from the November 9, 2015, Planning Commission meeting.)

17. SUBDIVISION REGULATIONS VARIANCE / SV 15-15: Stacey Titus. To waive platting requirements in accordance with Section 700.1 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.

18. CONDITIONAL USE PERMIT / 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 November 9, 2015, Planning Commission meeting.)

19. REZONE / RZ 15-08 AND COMPREHENSIVE PLAN AMENDMENT / CA 15-08: Mitch Morris. To rezone 30.49 acres from General Agriculture District 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.

20. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the November 9, 2015, Planning Commission meeting.

21. ITEMS FROM THE PUBLIC

22. ITEMS FROM THE STAFF

- A. Zoning Within The Three-Mile Platting Jurisdiction.
- B. Floodplain Management.
- C. 2015 December Meeting Dates.
- D. Commissioners' Holiday Gathering.

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.