

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**December 7, 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 15, 2015, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE NOVEMBER 23, 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 02-36:** Homer Berger. To review a caretaker's residence in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot BR of Tract 1, H-O Subdivision, Section 28, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 02-36.

4. **CONDITIONAL USE PERMIT REVIEW / CU 09-25:** Steve Hobart. To review a ranch hand's residence in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

The W1/2W1/2SW1/4NE1/4, Section 16, T1S, R3E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 09-25 to the June 13, 2016, Planning Commission meeting.

5. **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.

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

To recommend to continue the review of Conditional Use Permit / CU 13-16 to the February 8, 2016, Planning Commission meeting.

6. **CONDITIONAL USE PERMIT REVIEW / CU 13-27:** David and Nancy Fisher. David and Nancy Fisher. To review an accessory structure (garage/shop) without a principal structure in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Tract D, Circle B Ranch Subdivision, Section 28, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 13-27 with seven (7) conditions.

7. **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.

(Continued from the November 23, 2015, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 15-36 with nine (9) conditions.

#### **END OF CONSENT CALENDAR**

8. **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 November 9, 2015, Planning Commission meeting.)

9. **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.

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

10. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the November 23, 2015, Planning Commission meeting.

11. ITEMS FROM THE PUBLIC

12. ITEMS FROM THE STAFF

- A. Building Permit Report.
- B. Zoning Ordinance Amendments.

13. ITEMS FROM THE MEMBERSHIP

14. 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.**