

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
December 21, 2015 @ 1:00 p.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 January 5, 2016, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE DECEMBER 7, 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 15-37: Peaceful Valley Hideaway, LLC; Arlyn Dyce – Agent. To allow for a Vacation Home Rental 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 to continue Conditional Use Permit / CU 15-37 to the January 11, 2016, Planning Commission meeting.

4. CONSTRUCTION PERMIT / CP 15-17: Croell Redi-Mix, Inc. To continue operating the active Perli Quarry as a rock quarry and to expand the current area of disturbance.

S1/2NE1/4; SE1/4NW1/4; that Pt of NE1/4SW1/4 lying N of Hwy 16; that Pt of SE1/4 lying N of Hwy 16, Section 9; and that Pt of S1/2NW1/4 lying W of Hwy 16; that Pt of SW1/4 lying N and W of Hwy 16, Section 10, all located in T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CP 15-17 with eleven (11) conditions.

5. **CONSTRUCTION PERMIT / CP 15-18:** Dennis Zandstra Real Estate Holdings; Steve Zandstra. To place fill in an area south of the Project Area on the subject property; in conjunction with the Grading Plan for Elks Country Estates, Phase IV-VIII (City of Rapid City).

NW1/4 LESS N1/2N1/2NE1/4NW1/4; W1/2NE1/4 LESS N1/2N1/2NW1/4NE1/4; W1/2SW1/4 LESS ROW, Section 21, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CP 15-18 with nine (9) conditions.

END OF CONSENT CALENDAR

6. **REZONE / RZ 15-15:** Troy and Lisa Eisenbraun. To rezone 3.20 acres from General Agriculture District to Low Density Residential District in accordance with Section 508 of the Pennington County Zoning Ordinance.

A Parcel of land being described for Rezone from General Agriculture to Low Density Residential, located in the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ – NE $\frac{1}{4}$) less the East 54.4 feet of Section 26, Township One North (T1N), Range Eight East (R8E), Black Hills Meridian (BHM), Pennington County, South Dakota. The Point of Beginning of said parcel being common with the southwesterly corner of the Mondo Street right-of-way as shown in Plat Book 34, Page 104, at the Pennington County Register of Deeds Office, which is marked by a 5/8” rebar with survey cap stamped “Thingelstad SD RLS 4371”, said Parcel is more particularly described as follows: THENCE FIRST COURSE: along said east 54.4 feet line of the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ with a bearing of S00°04'51"W and a distance of 382.83 feet to the southeasterly corner of said parcel; THENCE SECOND COURSE: along a line with a bearing of N89°51'55"W and a distance of 450.00 feet to the southwesterly corner of said parcel; THENCE THIRD COURSE: along a line with a bearing of N00°04'51"E and a distance of 290.40 feet; THENCE FOURTH COURSE: along a line with a bearing of S89°51'55"E and a distance of 355.65 feet; THENCE FIFTH COURSE: along said a line with a bearing of N00°04'51"E and a distance of 92.34 feet; THENCE SIXTH COURSE: along a line with a bearing of S89°55'09"E and a distance of 94.35 feet to the Point of Beginning. Basis of Bearings established by GPS observation (WGS84.) Said Parcel of Land Contains 3.20 acres, more or less; located off of Mondo Street, Section 26, T1N, R8E, BHM, Pennington County, South Dakota, in accordance with Section 508 of the Pennington County Zoning Ordinance.

7. **MINOR PLAT / PL 15-28 AND SUBDIVISION REGULATIONS VARIANCE / SV 15-16:** Donald Karras. To reconfigure lot lines to create Lot AR-1 and Lot BR of Lot 2 Revised of Block 2 of Thovson Subdivision and to waive platting requirements in accordance with Sections 400.3 and 700.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot AR and Lot B of Lot 2 Revised (Also in Section 20) of Block 2 of Thovson Subdivision, Section 19, T2S, R7E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot AR-1 and Lot BR of Lot 2 Revised (Also in Section 20) of Block 2 of Thovson Subdivision, Section 19, T2S, R7E, BHM, Pennington County, South Dakota.

8. 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; Located off of S. Highway 79, Section 33, T1N, R8E, BHM, Pennington County, South Dakota, in accordance with Section 508 of the Pennington County Zoning Ordinance.

9. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the December 7, 2015, Planning Commission meeting.

10. ITEMS FROM THE PUBLIC

11. ITEMS FROM THE STAFF

12. ITEMS FROM THE MEMBERSHIP

13. 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.