

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
January 11, 2016 @ 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 January 19, 2016, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE DECEMBER 21, 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 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 November 23, 2015, Planning Commission meeting.)

To recommend to end Conditional Use Permit / CU 08-45 with the applicant's concurrence.

4. **CONDITIONAL USE PERMIT REVIEW / CU 14-33:** Lenora and Larry Ruland. To review a single-wide mobile home to be used as a permanent residence in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

W1/2SE1/4, Section 24, T1S, R16E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 14-33 to the January 25, 2016, Planning Commission meeting.

5. **CONDITIONAL USE PERMIT REVIEW / CU 14-35:** Brad Nible. To review a multiple-family dwelling in a Suburban Residential District, to rent out the home/basement, in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 19, Block 1, Harney Peak View Addition, Section 9, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 14-35 to the January 25, 2016, Planning Commission meeting.

6. **REZONE / RZ 15-16:** Donald Karras. To rezone 0.994 acres from Low Density Residential District to Limited Agriculture District in accordance with Section 508 of the Pennington County Zoning Ordinance.

A portion of Lot AR of Lot 2 Revised of Block 2 of Thovson Subdivision located in the SE1/4 of NE1/4 of Section 19, T2S, R7E, BHM, Pennington County, South Dakota, Beginning at the SW corner of said Lot AR; thence N 57°54'43"W, a distance of 175.99'; thence N 88°15'E; a distance of 521.95'; thence S25°03'19"W; a distance of 109.80'; thence S 88°15'W; a distance of 326.26' to the point of beginning. Said parcel of land contains 0.994 acres more or less.

To recommend approval of Rezone / RZ 15-16.

7. **CONDITIONAL USE PERMIT / CU 15-37:** Peaceful Valley Hideaway, LLC (William and Valerie Landis); Arlyn Dyce – Agent. 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 C of Lot 2, New York Subdivision, Section 24, T2N, R5E, BHM, Pennington County, South Dakota.

(Continued from the December 21, 2015, Planning Commission meeting.)

To recommend approval of Conditional Use Permit / CU 15-37 with seventeen (17) conditions.

END OF CONSENT CALENDAR

8. MINOR PLAT / PL 15-30: David and Kathy Gunderson. To combine three lots to create Lot 2R, Block 3 of Pine Cliff Subdivision in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lots 2, 3, and 4, Block 3, Pine Cliff Subdivision, Section 31, T2N, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 2R, Block 3, Pine Cliff Subdivision, Section 31, T2N, R6E, BHM, Pennington County, South Dakota.

9. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the December 21, 2015, Planning Commission meeting.

10. ITEMS FROM THE PUBLIC

11. ITEMS FROM THE STAFF

- A. Building Permit Report.
- B. 2016 PC Meetings.
- C. Code of Conduct.

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.