

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
February 8, 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 February 16, 2016, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE JANUARY 25, 2016, 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 97-50:** Dennis Dressen. To review a home occupation on the subject property located in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 23, Block 6, South Canyon Country Estates, Section 26 T2N, R6E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 97-50.

4. **CONDITIONAL USE PERMIT REVIEW / CU 99-40:** George Chiolis. To review a manufactured home as a ranch hand residence in a Limited Agriculture District in accordance with Section 206-C-6 of the Pennington County Zoning Ordinance.

The SE1/4 NE1/4, Section 17, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 99-40 with six (6) conditions.

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 December 7, 2015, Planning Commission meeting.)

To recommend to end Conditional Use Permit / CU 13-16 with the applicant's concurrence.

6. **CONDITIONAL USE PERMIT REVIEW / CU 13-17:** Larry Teuber / School House, LLC. To review an accessory structure without a primary structure in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot 3R, Block 4, Spring Canyon Estates, Section 5, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 13-17 with the applicant's concurrence.

7. **CONDITIONAL USE PERMIT REVIEW / CU 14-34:** James and Ethel Whitcher. 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.

All Less RR ROW, less Lot H1 of NE1/4, less Lot H1 of NW1/4 and less Hwy Row, Section 7, T4S, R15E, BHM, Pennington County, South Dakota.

(Continued from the January 25, 2016, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 14-34 with seven (7) conditions.

8. **CONDITIONAL USE PERMIT / CU 15-38:** Mark or Ann Haubrich. To live in an existing double-wide mobile home while building a single-family residence in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

NE1/4SE1/4, Section 28, T1N, R8E, BHM, Pennington County, South Dakota.

(Continued from the January 25, 2016, Planning Commission meeting.)

To recommend approval of Conditional Use Permit / CU 15-38 with eleven (11) conditions.

9. **CONSTRUCTION PERMIT / CP 16-01:** Rushmore Forest Products; Matt Swanson – Agent. To replace two existing undersized culvert crossing on Spring Creek with precast box culverts, and to also reestablish the existing creek channel and to create channel capacity between the crossings.

Tract 1 of Tract D and Tract MC less Lot H1, Rapid City Placer MS 614, Section 21, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CU 16-01 with nine (9) conditions.

END OF CONSENT CALENDAR

10. **CONDITIONAL USE PERMIT REVIEW / CU 10-30:** Janell Gibson. To review the operation of a dog and cat kennel/breeding facility in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

The S1/2NE1/4, E1/2SW1/4, SE1/4; Rainy Creek Cheyenne Township #19, Section 33, T4N, R16E, BHM, Pennington County, South Dakota.

(Continued from the January 25, 2016, Planning Commission meeting.)

11. **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.

(Continued from the December 21, 2016, Planning Commission meeting.)

12. **COUNTY BOARD REPORT**

The Board of Commissioners concurred with the Planning Commission's recommendations from the February 2, 2016, Planning Commission meeting.

13. **ITEMS FROM THE PUBLIC**

14. ITEMS FROM THE STAFF

A. Building Permit Report.

15. ITEMS FROM THE MEMBERSHIP

16. 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.