

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
February 22, 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 March 1, 2016, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE FEBRUARY 8, 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 05-36:** Ronald and Briana Hill. To review a Bed and Breakfast in a Suburban Residential District in accordance with Sections 208-C-6 and 510 of the Pennington County Zoning Ordinance.

Lot 5, Fort Meade Placer MS 244, Section 8, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 05-36, with the owner's concurrence.

4. **CONDITIONAL USE PERMIT REVIEW / CU 10-03:** Gwen Zelfer. To review a dog/cat boarding kennel in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot 1, Engesser Subdivision, Section 24, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 10-03 with ten (10) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 14-26:** Patricia Tschetter. To review a caretaker's residence on the subject property in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance of the Pennington County Zoning Ordinance.

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

To recommend to end Conditional Use Permit / CU 14-26, with the owner's concurrence.

6. **CONDITIONAL USE PERMIT REVIEW / CU 15-02:** Valerie Naylor. To review an accessory structure, a garage, prior to a primary structure in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Lots 7 and 8 of Lot 1 of SW1/4SW1/4, Section 14, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 15-02 with six (6) conditions.

7. **REZONE / RZ 16-01:** Thomas and Janeane Price. To rezone 3.37 acres from Low Density Residential District to Suburban Residential District in accordance with Sections 207, 208, and 508 of the Pennington County Zoning Ordinance.

Lot 1, T and J Price Subdivision, Section 1, T2S, R5E, BHM, Pennington County, South Dakota

To recommend to continue Rezone / RZ 16-01 to the March 14, 2016, Planning Commission meeting, with the applicant's concurrence.

8. **REZONE / RZ 16-03 AND COMPREHENSIVE PLAN AMENDMENT / CA 16-02:** Mitch Morris. To rezone 760.41 acres from General Agriculture District to Low Density Residential District and to amend the Comprehensive Plan to change the Future Land Use from Limited Agriculture District to Low Density Residential District in accordance with Sections 205, 207, and 508 of the Pennington County Zoning Ordinance.

Commencing, for location purposes only, at the northeast corner of Section 32 also being the northwest corner of Section 33, T1N, R8E, of the BHM; Thence, South 00°04'45" West, along the common line between Section 32 and Section 33, a distance of 500.00 feet to the Point of Beginning of the herein described tract; Thence, South 89°51'35" East, 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 east line of the NW1/4 of Section 33; Thence, South 00°08'55" West, along the east line of the NW1/4 of Section 33, a distance of 2165.91 feet to a point for corner; Thence, North 89°41'05" West, along the south line of the NW1/4 of Section 33, a distance of 2654.26 feet to the southwest corner of the NW1/4 of Section 33 also being the southeast corner of the NE1/4 of Section 32; Thence, North 89°42'51" West, along the south line of the NW1/4 of Section 32, a distance of

1270.58 feet to a point for corner; Thence, North 06°22'35" West, a distance of 2136.92 feet to a point for corner, 500 feet south of the north line of the NE1/4 of Section 32; Thence, South 89°48'35" East, parallel to and 500 feet distance from the north line of the NE1/4 of Section 32, a distance of 1514.54 feet to the Point of Beginning and containing 200.73 acres, more or less, of land; The NE1/4SW1/4 and the SE1/4SW1/4 of Section 33, T1N, R8E; The SE1/4 of Section 33, T1N, R8E; The E1/2NE1/4SE1/4; The W1/2NE1/4SE1/4; The NW1/4SE1/4; GL 1-2 all located in Section 4, T1S, R8E; GL 4 and NW1/4SW1/4 of Section 3, T1S, R8E; The SE1/4NE1/4 of Section 33, T1N, R8E; Lot 2 of SW1/4NW1/4 and Lot 2 of W1/2SW1/4 of Section 34, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend to continue Rezone / RZ 16-03 and Comprehensive Plan Amendment / CA 16-02 to the March 14, 2016, Planning Commission meeting, with the applicant's concurrence.

9. **CONDITIONAL USE PERMIT / CU 16-01:** Daniel Elliott. To live in an existing cabin while building a new single-family residence on the subject property and to also allow the existing cabin to remain on the property to be used as a Guest House once the single-family residence is complete in a General Agriculture District in accordance with Sections 205, 318, and 510 of the Pennington County Zoning Ordinance.

All, Rubesite Lode MS 1987, Section 22, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend to continue Conditional Use Permit / CU 16-01 to the March 14, 2016, Planning Commission meeting.

END OF CONSENT CALENDAR

10. **REZONE / RZ 16-02 AND COMPREHENSIVE PLAN AMENDMENT / CA 16-01:** Kevin and Gayle Thom; Fisk Land Surveying – Agent. To rezone 22.88 acres from General Agriculture District to Limited Agriculture District and to amend the Comprehensive Plan to change the Future Land Use from Planned Unit Development Sensitive to Limited Agriculture District in accordance with Sections 205, 206, and 508 of the Pennington County Zoning Ordinance.

A parcel of land located in the Southwest One Quarter of the Northwest One Quarter (SW¹/₄NW¹/₄) of Section Twelve (12) in Township One North (T1N), Range Six East (R6E) of the Black Hills Meridian (BHM), Pennington County, South Dakota, to be known as Lot C of Dewald's Subdivision and more fully described as follows: Commencing at the northwest corner of said Section Twelve (12) in Township One North (T1N), Range Six East (R6E) of the Black Hills Meridian (BHM), Pennington County, South Dakota, said corner being common to the southwest corner of Section One (1), the

southeast corner of Section Two (2) and the northeast corner of Section Eleven (11) in said Township One North (T1N), Range Six East (R6E), and said corner being marked with an original stone; Thence, southerly on the common section line of said Sections Twelve (12) and Eleven (11), South 00 degrees 07 minutes 00 seconds East a distance of 1317.33 feet more or less to the point of beginning, said point being located on the 1/16th section line and also known as the north 1/16th corner common to said Sections Eleven (11) and Twelve (12) and said point being marked by a rebar with survey cap LS 1771; Thence, South 77 degrees 00 minutes 38 seconds East a distance of 880.00 feet more or less to a point marked by a rebar with survey cap LS 6565; Thence, South 17 degrees 57 minutes 30 seconds East a distance of 295.31 feet more or less to a point marked by a rebar with survey cap LS 6565; Thence, South 4 degrees 36 minutes 31 seconds West a distance of 193.73 feet more or less to a point marked by a rebar with survey cap LS 6565; Thence, South 30 degrees 35 minutes 14 seconds West a distance of 747.00 feet more or less to a point on the ¼ section line and said point being marked by a rebar with survey cap LS 6565; Thence, westerly on the ¼ section line South 89 degrees 44 minutes 46 seconds West a distance of 550.00 feet more or less to the west ¼ corner of said Section Twelve (12), said point being located on the section line common to said Sections Eleven (11) and Twelve (12) and being marked by a USFS aluminum monument; Thence, northerly on the section line common to said Sections Eleven (11) and Twelve (12), North 0 degrees 07 minutes 10 seconds West a distance of 658.69 feet more or less to a point marked by a rebar with survey cap LS 3835, said point is common to the southeast corner of the North One Half of the Southeast One Quarter of the northeast One Quarter (S½SE¼NE¼) and the northeast corner of the South One Half of the Southeast One Quarter of the Northeast One Quarter (S½SE¼NE¼) of said Section Eleven (11); Thence, continuing northerly on the section line common to said Sections Eleven (11) and Twelve (12), North 00 degrees 07 minutes 46 seconds West a distance of 658.64 feet more or less to the point of beginning. Said tract of land contains 22.88 acres or 996,634 square feet more or less.

11. CONDITIONAL USE PERMIT / CU 15-39: Bellwether Limited Partnership; Janice and Roger Knutsen – Agent. To allow for a Recreational Vehicle to be utilized as temporary living quarters on the subject property from May through September of each year in a Suburban Residential District in accordance with Sections 208, 208-C, and 510 of the Pennington County Zoning Ordinance.

Lot 11 of Tract 12, National Placer MS 688, Section 34, T2N, R4E, BHM, Pennington County, South Dakota.

12. COUNTY BOARD REPORT

Construction Permit / CP 15-17 (Croell Redi-Mix, Inc) was appealed and will be heard on Wednesday, March 2, 2016, at 4:00 p.m. in the Commissioner’s Meeting Room. No other items from the February 8, 2016, Planning Commission meeting needed to be heard by the Board of Commissioners.

13. ITEMS FROM THE PUBLIC

14. ITEMS FROM THE STAFF

A. VH Rental Ordinance / Update.

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.