

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
March 14, 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 April 5, 2016, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE FEBRUARY 22, 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 89-36:** Clyde and Dianne Graumann. To review a roofing business as a home occupation in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 5, Carlin Subdivision, Section 11, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 89-36 with seven (7) conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 91-28:** Donald and Iva Askew. To review a single-wide mobile home to be used as a single-family residence in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Tract 6, Leisure Hills Estates, Section 36, T1N, R3E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 91-28 with the owner's concurrence.

5. **CONDITIONAL USE PERMIT REVIEW / CU 99-37:** Bob Young. To review a mobile home park in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

The NW1/4NE1/4, Section 20, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 99-37 to the May 9, 2016, Planning Commission meeting.

6. **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.

(Continued from the February 8, 2016, Planning Commission meeting.)

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

7. **CONDITIONAL USE PERMIT REVIEW / CU 00-47:** Jeremy and Cheryl Smith. To review a single-wide manufactured home as a single-family residence in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

SE1/4 NE1/4 NE1/4, Section 9, T1S, R9E, BHM, Pennington County, South Dakota

To recommend to end Conditional Use Permit / CU 00-47 with the applicant's concurrence.

8. **CONDITIONAL USE PERMIT REVIEW / CU 06-33:** Kristina Trautman. To review a Customary Home Occupation, an animal hospital, in a General Agriculture District in accordance with Sections 204 and 510 of the Pennington County Zoning Ordinance.

Lot A, Freeland Subdivision, Section 19, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 06-33 with eleven (11) conditions.

9. **MINOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PU 14-05:** Joni Peterson. To review the existing Trailwood Planned Unit Development to allow for a home occupation, a salon business in the basement of the residence, on the subject property in accordance with Sections 213 of the Pennington County Zoning Ordinance.

Lot 17, Block 21, Trailwood Village, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Minor Planned Unit Development Amendment Review / CU 14-05 with eight (8) conditions.

10. **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.

(Continued from the February 22, 2016, Planning Commission meeting.)

To recommend to continue Conditional Use Permit / CU 16-01 to the March 28, 2016, Planning Commission meeting.

11. **CONDITIONAL USE PERMIT / CU 16-02:** Eva Olson. To allow a single-wide mobile home to be used as a single-family residence in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

That PT of E1/2E1/2SW1/4NW1/4 lying S of Hwy 14-16 ROW less W 97 ft; SE1/4NW1/4 lying S of Hwy 14-16 ROW; SW1/4NE1/4 lying S of Hwy 14-16 ROW; That PT of SW1/4NE1/4 lying between I-90 and Hwy 14-16 ROW; That PT of E1/2E1/2NW1/4NW1/4 lying S of Hwy 14-16 ROW, Section 27, T2N, R10E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 16-02 with eleven (11) conditions.

12. **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.

(Continued from the February 22, 2016, Planning Commission meeting.)

To recommend approval of Rezone / RZ 16-01.

13. **COMPREHENSIVE PLAN AMENDMENT / CA 16-03:** Thomas and Janeane Price. To amend the Comprehensive Plan to change the Future Land Use for the southern portion of the subject property from Planned Unit Development Sensitive to Suburban Residential District in accordance with Section 508 of the Pennington County Zoning Ordinance.

That Portion of Lot 1 of T and J Price Subdivision, located in the N1/2N1/2SE1/4 of Section 1, T2S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Comprehensive Plan Amendment / CA 16-03.

14. **CONSTRUCTION PERMIT / CP 16-02:** Hart Ranch Camping Resort Club. To grade approximately 2.5 acres to expand an RV storage area in the southern portion of the lot.

Hart Ranch Camping Resort Parcel of Hart Ranch Development, Section 18, T1S, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CP 16-02 with six (6) conditions.

END OF CONSENT CALENDAR

15. **REZONE / RZ 16-03 AND COMPREHENSIVE PLAN AMENDMENT / CA 16-02:** Mitch Morris. To rezone 559.68 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.

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.

(Continued from the February 22, 2016, Planning Commission meeting.)

16. **TELECOMMUNICATIONS FACILITY PERMIT / TC 16-01:** Cellular Inc./Network Corp. d/b/a Verizon Wireless; Brian Kabat-Buell Consulting – Agent. To allow a 106 foot stealth monopine pole and equipment shelter in a General Commercial District in accordance with Section 316 of the Pennington County Zoning Ordinance.

Tract 1 of SE1/4, Section 11, T1N, R6E, BHM, Pennington County, South Dakota

17. COUNTY BOARD REPORT

Conditional Use Permit / CU 15-39 (Bellwether Limited Partnership; Janice and Roger Knutsen – Agent) was appealed and will be heard at the April 19, 2016, Board of Commissioner’s meeting.

The Board of Commissioners will hear the Planning Commission’s recommendations from the February 22, 2016, Planning Commission meeting on Wednesday, March 15, 2016.

18. ITEMS FROM THE PUBLIC

19. ITEMS FROM THE STAFF

A. Building Permit Report.

20. ITEMS FROM THE MEMBERSHIP

21. 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.