

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
March 28, 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 MARCH 14, 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 94-27:** Donald Karras. To review a single-wide mobile home in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot AR of Lot 2 Revised, Block 2 of Thovson Subdivision, Section 19, T2S, R7E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 94-27.

4. **CONDITIONAL USE PERMIT REVIEW / CU 11-02:** Jeff DeVeny. To review an internally, illuminated, on-premise signs within 1,500 feet of a residential zoning district/dwelling unit in a Highway Service District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

Lot 3 of Lot D, Murray Subdivision, Section 21, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 11-02 to the June 13, 2016, Planning Commission meeting with the applicant's concurrence.

5. **CONDITIONAL USE PERMIT REVIEW / CU 12-03:** Keith and Mary Ann Wheeler. To review a single-wide mobile home being used as a single-family residence in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

The N1/2 of Lot 9, Block 8, Eastern Acres Subdivision, Section 11, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 12-03 with four (4) conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 14-23:** Keystone Adventures, Inc.; Andrew Busse – Agent. To review a golf driving range and helipad in a Highway Service Zoning District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

The Unplatted Balance of Government Lot 16 less Right-of-Way; and the Unplatted Balance of Government Lot 21 less Right-of-Way, Section 31, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 14-23 to the April 11, 2016, Planning Commission meeting.

7. **CONDITIONAL USE PERMIT REVIEW / CU 15-03:** Bituminous Paving; Bill Krakowski – Agent. To review a portable asphalt batch plant to be set up in the Pete Lien & Son's gravel pit in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

GL1-4; PT of GL 5 East of Right-of-Way; and PT NE1/4NW1/4 East of Right-of-Way, Section 17, T1N, R14E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 15-03 with eleven (11) conditions.

8. **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 March 14, 2016, Planning Commission meeting.)

To recommend approval of Conditional Use Permit / CU 16-01 with eight (8) conditions.

9. **CONSTRUCTION PERMIT REVIEW / CP 15-01:** Keystone Adventures, Inc. To review an area for a helipad and build a road on the subject property in accordance with Section 507 of the Pennington County Zoning Ordinance.

Unplatted Balance of GL 16 less Right-of-Way; Unplatted Balance of GL 21 less Right-of-Way; Section 31, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Construction Permit / CP 15-01 to the April 11, 2016, Planning Commission meeting.

10. **CONSTRUCTION PERMIT / CU 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 / CP 16-01 with nine (9) conditions.

END OF CONSENT CALENDAR

11. **VACATION OF PLAT / VP 16-01:** Rodney Vollmer; Brenda Degen-Whiting – Agent. To vacate the plat of Lot A in the NE1/4 of Section 22, T2N, R8E.

EXISTING LEGAL: Lot A in the NE1/4 of Section 22, T2N, R8E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: NE1/4 of Section 22, T2N, R8E, BHM, Pennington County, South Dakota.

12. **COUNTY BOARD REPORT**

The Board of Commissioners will hear the Planning Commission's recommendations from the March 14, 2016, Planning Commission meeting on Tuesday, April 5, 2016.

Telecommunications Facility Permit / TU 16-01 (Cellular Inc. / Network Corp. d/b/a Verizon Wireless; Brian Kabat-Buell Consulting – Agent) was appealed and will be heard at the April 19, 2016, Board of Commissioner's meeting.

13. **ITEMS FROM THE PUBLIC**

14. ITEMS FROM THE STAFF

- A. VH Rental Public Meeting.
- B. Appeal of Croell Redi-Mix.
- C. Temporary Zoning Moratoriums
- D. 2016 National Planning Conference.

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.