

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**April 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 April 19, 2016, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE MARCH 28, 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 92-54:** Gerhard and Elizabeth Heck. To review a single-wide mobile home to be used as a single-family residence on the subject property in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot B-3 of Lot B of Lot 1, Section 19, T1N, R9E, BHM, Pennington County, South Dakota.

(Continued from the November 9, 2015, Planning Commission meeting.)

To recommend to end Conditional Use Permit / CU 92-54.

4. **CONDITIONAL USE PERMIT REVIEW / CU 99-56:** Thad Weiss. To review a car dealership as a home occupation in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Tract X Revised, Burns Placer 697, Section 14, T1S, R4E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 99-56 with the new owner's concurrence.

5. **CONDITIONAL USE PERMIT REVIEW / CU 07-11:** Bernard Ness; Ronnie Ness – Agent. To review an auto repair business in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

All Section less Right-of-Way, Section 1, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 07-11 with nine (9) conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 14-03:** Lonny Ryman. To review storage units located on the subject property in a Highway Service District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

Lot 1 of Tract A of Lot B in the NE1/4NW1/4, Section 17, T2N, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 14-03 with eleven (11) conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 14-09:** Jesse Rieb. To review an existing single-family residence to be used as a second ranchhand's residence in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

All Section less right-of-way; less PT NW1/4NE1/4 and PT N1/2NW1/4, Section 11, T1S, R8E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit Review / CU 14-09 to the April 25, 2016, Planning Commission meeting.

8. **CONDITIONAL USE PERMIT REVIEW / CU 14-10:** MDC Coast 2 LLC; Conrad's Big C Signs – Agent. To review two illuminated, on-premise signs within 1,500 feet of a residential zoning district / dwelling unit in a General Commercial District in accordance with Sections 209 and 510 of the Pennington County Zoning Ordinance.

Lot C of Tract 1, Paul Subdivision, Section 15, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit Review / CU 14-10 to the April 25, 2016, Planning Commission meeting.

9. **CONDITIONAL USE PERMIT / CU 16-04:** Alex and Mikal Kulesza. To allow for a Vacation Home Rental on the subject property in a Limited Agriculture District in accordance with Sections 206, 319, and 510 of the Pennington County Zoning Ordinance.

Lot B of Lot 1, Merchen Addition #2, Section 21, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend to continue Conditional Use Permit / CU 16-04 to the April 25, 2016, Planning Commission meeting.

10. **MINING PERMIT / MP 16-01:** Western Construction / Tom Lien. To excavate, extract and process gravel on a portion of the E1/2 of Section 18, T1N, R9E, BHM, Pennington County, South Dakota.

E1/2 of Section 18, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of Mining Permit / MP 16-01 with nineteen (19) conditions.

11. **PLANNED UNIT DEVELOPMENT / PU 16-01:** Donna and Lyle Hartshorn. To rezone 55.26 acres from Limited Agriculture District and General Agriculture District to a Planned Unit Development to allow for a Resort Development to include uses such as weddings, receptions, parties, picnics, small gatherings, a farmer's market, a pumpkin patch, wagon rides, and to include an indoor riding area and to stable horses on-site in the future, on the subject properties, in accordance with Section 213 of the Pennington County Zoning Ordinance.

NE1/4SE1/4, Tract D of NW1/4SE1/4 less Lot 1, Section 3, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend to continue Planned Unit Development / PU 16-01 to the April 25, 2016, Planning Commission meeting.

#### **END OF CONSENT CALENDAR**

12. **CONDITIONAL USE PERMIT / CU 16-03:** Jennifer and Jason Wright. To allow a Recreational Vehicle to be lived in part-time on the subject property in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 2, Bies Subdivision, Section 11, T1N, R8E, BHM, Pennington County, South Dakota.

13. MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 16-02: Water Company at Rushmore Ranch, LLC; James W. Olson – Agent. To amend the existing Rushmore Ranch Estates Planned Unit Development to change to the use of Tract 42 from commercial to residential in accordance with Section 213 of the Pennington County Zoning Ordinance.

Tract 42, Rushmore Ranch Estates Subdivision, Section 20, T2S, R7E, BHM, Pennington County, South Dakota.

14. 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.

(Continued from the March 28, 2016, Planning Commission meeting.)

15. 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.

(Continued from the March 28, 2016, Planning Commission meeting.)

16. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the March 14<sup>th</sup> and March 28<sup>th</sup> Planning Commission meetings, with the exception of:

1. Vacation of Plat 16-01 (Rodney Vollmer; Brenda Degen-Whiting – Agent). This item was denied.
2. Construction Permit 15-17 (Croell Redi-Mix, Inc.). This item was denied.
3. First Reading Rezone 16-03 and Comprehensive Plan Amendment 16-02 (Mitch Morris). This item was approved for the First Reading.

17. ITEMS FROM THE PUBLIC

18. ITEMS FROM THE STAFF

- A. Building Permit Report.

- B. VH Rental Public Meeting.
- C. Temporary Zoning Moratoriums
- D. 2016 National Planning Conference.

19. ITEMS FROM THE MEMBERSHIP

- A. Development Philosophy Memo.

20. 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.**