

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**May 9, 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 May 17, 2016, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE APRIL 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 AMENDMENT / CU 89-36:** Clyde and Dianne Graumann. To amend the existing Conditional Use Permit to allow 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.

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

To recommend approval of the extension of Conditional Use Permit Amendment / CU 89-36 with nine (9) conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 08-01:** David and Janice Oleson. To review a residential care facility in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Tract A, Pioneer Subdivision II, Section 9, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit Amendment / CU 08-01 with six (6) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 09-11:** Tyler and Kimberly Richter. To review 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.

Tract B of N1/2, Section 35, T2N, R11E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit Amendment / CU 09-11 with the applicant's concurrence.

6. **CONDITIONAL USE PERMIT REVIEW / CU 14-06:** Dakota Thyme, LLC; Julie Smoragiewicz – Agent. To review a Recreational Resort to allow up to 10 seasonal rental cabins, a manager's residence, a maintenance shop and kitchen on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

The S1/2S1/2NE1/4NE1/4, Section 32, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 14-06 to the May 23, 2016, Planning Commission meeting.

7. **CONDITIONAL USE PERMIT REVIEW / CU 14-07:** Josh Bruning. To review an illuminated, on-premise sign 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 C of Lot 1 less Lot 1 of Lot C of Lot 1 and less right-of-way, Rohrer Subdivision, Section 29, T1N, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 14-07 with seven (7) conditions.

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.

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

To recommend approval of the extension of Conditional Use Permit / CU 14-10 with four (4) conditions.

9. **CONDITIONAL USE PERMIT REVIEW / CU 14-14:** Gerald and Barbara Wittler. To review a single-wide mobile home to be used as a permanent residence in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot H1 in the SE1/4SE1/4 less 42 feet of the NE boundary for County ROW as conveyed in Deed recorded in Book 179, Page 573, Section 31, T2N, R11E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 14-14 with six (6) conditions.

10. **CONDITIONAL USE PERMIT REVIEW / CU 15-38:** Mark or Ann Haubrich. To review living 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.

To recommend approval of the extension of Conditional Use Permit / CU 15-38 with nine (9) conditions.

11. **CONSTRUCTION PERMIT REVIEW (ROAD DISTRICT) / CP 15-08:** Dan and Nancy Evangelisto (Summer Creek Road District). To install a culvert and water line on the north end of Summer Creek Drive, improve portions of Siskin Loop and Carbon Loop and grade and maintain other existing roads within the District.

Custer Trails Subdivision, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

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

To recommend approval of the extension of Construction Permit / CU 15-08 with twelve (12) conditions.

12. **CONSTRUCTION PERMIT REVIEW (SUMMER CREEK INN) / CP 15-09:** Dan and Nancy Evangelisto (Summer Creek Inn). To grade and level an area of a hillside (Lots 10, 11, 12, 13 and 15) in order to construct a building (Lots 10 and 12); to stockpile material at other locations (Lot 27) between (Lots 34 and 35) of the property; and to level and grade an area for an overflow parking lot (Lot 45).

Lots 10, 11, 12, 13 and 15; Lot 27, Lots 34 and 35, and Lot 45 of Custer Trails Subdivision, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

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

To recommend approval of the extension of Construction Permit / CU 15-09 with twelve (12) conditions.

13. **CONDITIONAL USE PERMIT / CU 16-08:** Bituminous Paving / Bill Krakowski. To allow for a temporary asphalt plant and stockpile site for contract work in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

SW1/4, W1/2SE1/4 less right-of-way, Section 3, T1S, R16E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 16-08 with thirteen (13) conditions.

14. **CONDITIONAL USE PERMIT / CU 16-09:** Ken Nash. To allow for two (2) new off-premises signs within 1,500 feet of a residential zoning district / dwelling unit in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

SE1/4SW1/4 LESS NE1/4NE1/4SE1/4SW1/4; That PT of SW1/4SW1/4 Lying South of Right-of-Way; NE1/4NE1/4SW/14SE1/4, Section 22, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend to continue Conditional Use Permit / CU 16-09 to the May 23, 2016, Planning Commission meeting.

15. **REZONE / RZ 16-04 AND COMPREHENSIVE PLAN AMENDMENT / CA 16-04:** Rich and LeeAnn Jensen. To rezone 21.57 acres from Low Density Residential District and Limited Agriculture District to Highway Service District and to amend the Comprehensive Plan to change the Future Land Use from Planned Unit Development Sensitive and Low Density Residential District to Highway Service District in accordance with Sections 206, 207, 210, 213, and 508 of the Pennington County Zoning Ordinance.

Lot 1R, Jensen Subdivision, Section 22, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend to continue Rezone / RZ 16-04 and Comprehensive Plan Amendment / CA 16-04 to the May 23, 2016, Planning Commission meeting.

16. **CONDITIONAL USE PERMIT REVIEW / CU 15-05:** Beach House, LLC / Troy Schmidt. To review a Vacation Home Rental in a Low Density Residential District in accordance with Sections 207, 319, and 510 of the Pennington County Zoning Ordinance.

Lot A-9 Revised, Palmer Gulch Estates, Section 34, T1S, R5E, BHM, Pennington County, South Dakota.

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

To recommend approval of the extension of Conditional Use Permit / CU 15-05 with thirteen (13) conditions.

17. **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.

(Continued from the March 14, 2016, Planning Commission meeting.)

To recommend to continue the review of Conditional Use Permit / CU 99-37 to the June 13, 2016, Planning Commission meeting

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

18. **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.

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

19. **COUNTY BOARD REPORT**

The Board of Commissioners concurred with the Planning Commission's recommendations from the April 25, 2016, Planning Commission meeting with the exception of the following.

1. **Appeal of 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 Board of Commissioner's sustained

the Planning Commission's decision to approve the extension of the Conditional Use Permit.

2. The Appeal of Conditional Use Permit / CU 16-05: Spring Creek Hideaway, LLC / Brent and Pam Veurink. To allow for a Vacation Home Rental in a General Agriculture District in accordance with Sections 205, 319, and 510 of the Pennington County Zoning Ordinance. The Board of Commissioners approved the Veurink's request to continue this item to the May 17<sup>th</sup> Board of Commissioner's meeting.

And

3. The Second Reading of Rezone 16-03 and Comprehensive Plan Amendment 16-02 (Mitch Morris) was continued to the May 17th Board of Commissioner's meeting.

20. ITEMS FROM THE PUBLIC

21. ITEMS FROM THE STAFF

- A. Building Permit Report.
- B Planning Staff – Certified in Erosion and Sediment Control Measures.

22. ITEMS FROM THE MEMBERSHIP

23. 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.**