

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**May 23, 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 June 1, 2016, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE MAY 9, 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 90-43:** Auric Chlor, Inc. To review two mobile home located on the subject property in a Heavy Industrial District in accordance with Sections 212 and 510 of the Pennington County Zoning Ordinance.

Lot 2 of Tract D, W-Y Addition, Section 27, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 90-43.

4. **CONDITIONAL USE PERMIT REVIEW / CU 08-48:** Spring Creek Premier Property/Cody Schad. Pat Hall - Owner. To review accessory structures (garage and pump house) without a primary structure in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot 2, Bighorn Sheep Preserve, Section 7, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 08-48 to the June 13, 2016, Planning Commission meeting, per the applicant's request.

5. **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.

(Continued from the May 9, 2016, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 14-06 with twenty (20) conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 14-17:** Mary Corbin. To review a single-wide mobile home to be used as a permanent residence in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 19, Morning View Subdivision, Section 31, T2N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 14-17 with six (6) conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 15-04:** Stratobowl Vacation Homes, LLC; Ken and Cory Tomovick – Agent. To review a Vacation Home Rental in a General Agriculture District in accordance with Sections 205, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 1 of Bonanza Bar MC 970, Section 12, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 15-04 to the June 13, 2016, Planning Commission meeting.

8. **CONDITIONAL USE PERMIT REVIEW / CU 15-10:** Krebs Partnership, LLC; Donald Krebs. To review a home occupation on the subject property in which no immediate family member resides, to use a detached garage for the purpose of buying, repairing and selling vehicles (not intended to be a car lot) in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

The South 75 feet of Lot J of E1/2SE1/4, Section 9, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 15-10 with fourteen (14) conditions.

9. **CONDITIONAL USE PERMIT REVIEW / CU 15-11:** Neil and Terry Foust. To review the use of an existing residence, as a temporary residence, while building a new single-family residence in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 1R (also in Section 7), Block 3, Paha Sapa High Country Tract 2, Section 18, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 15-11 with seven (7) conditions.

10. **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 Highway Service District and a General Agriculture District in accordance with Sections 205, 210 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 approval of Conditional Use Permit / CU 16-09 with eight (8) conditions.

11. **CONDITIONAL USE PERMIT / CU 16-10:** Dawn Richter. To allow a single-wide mobile home to be used as a single-family residence on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

NE1/4, NE1/4NW1/4, Section 8, T1S, R17E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 16-10 with nine (9) conditions.

12. **LAYOUT PLAT / PL 16-03:** Wyoming Dakota Railroad Properties / David Drach. To create Lot SD103-Lot 1 of WDRPI-SD103 Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Located in the N1/2 of Section 36; T1N, R15E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot SD103-Lot 1 of WDRPI-SD103, Section 36; T1N, R15E, BHM, Pennington County, South Dakota.

To recommend approval of Layout Plat / PL 16-03 with thirteen (13) conditions.

## END OF CONSENT CALENDAR

13. CONDITIONAL USE PERMIT REVIEW / CU 99-22: South Canyon Country Estates Homeowner's Association. To review a community recreational area in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot A, Block 7, South Canyon Country Estates, Section 26, T2N, R6E, BHM, Pennington County, South Dakota.

14. 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 May 9, 2016, Planning Commission meeting.)

15. LAYOUT PLAT / PL 16-01: Donald Brassfield. To create Lot C1 and Lot C2 of Brassfield Subdivision in accordance with Sections 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot C of Brassfield Subdivision, Section 28, T1S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot C1 and Lot C2 of Brassfield Subdivision, Section 28, T1S, R6E, BHM, Pennington County, South Dakota.

16. LAYOUT PLAT / PL 16-02: Darlene Hutchinson; Fisk Land Surveying - Agent. To combine four lots to create Lot 8 Revised, Block 4 of Silver City Addition in accordance with Sections 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lots 5, 6, 7, and 8, Block 4, silver City Addition, Section 31, T2N, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 8 Revised, Block 4, silver City Addition, Section 31, T2N, R5E, BHM, Pennington County, South Dakota.

17. CONDITIONAL USE PERMIT AMENDMENT REVIEW / CU 14-08: Basin Electric Power Cooperative; Kevin Solie – Agent. To review an addition to an existing electrical substation in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

The S1/2SE1/4SW1/4; S1/2N1/2SE1/4SW1/4; SE1/4 SW1/4SW1/4 LESS W220ft; S1/2NE1/4 SW1/4SW1/4 LESS W220ft, Section 28, T1N, R8E, BHM, Pennington County, South Dakota.

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

18. 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.

(Continued from the May 9, 2016, Planning Commission meeting.)

19. ORDINANCE AMENDMENT / OA 16-01: Pennington County. To amend Section 103 - Definitions; Section 208 - Suburban Residential District; and Section 319 - Vacation Home Rental Ordinance of the Pennington County Zoning Ordinance.

20. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the May 9, 2016, Planning Commission meeting with the exception of the following:

1. 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 overruled the Planning Commission's decision to deny this item.

And

2. The Second Reading of Rezone 16-03 and Comprehensive Plan Amendment 16-02 (Mitch Morris) was approved by the Board of Commissioners on May 17th.

21. ITEMS FROM THE PUBLIC

22. ITEMS FROM THE STAFF

23. ITEMS FROM THE MEMBERSHIP

24. 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.**