

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**June 13, 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 21, 2016, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE MAY 23, 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 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.

(Continued from the May 23, 2016, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 99-22 with twelve (12) conditions.

4. **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 May 9, 2016, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 99-37 with twenty (20) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 05-23** Glen Lakner. To review a cemetery with two (2) burial plots in a General Agriculture District in accordance with Section 205 of the Pennington County Zoning Ordinance.

Government Lot 2, Section 3, T1S, R14E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 05-23 with three (3) conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 08-27:** Soderquist Family Ranch LTD Partners. To review a single-wide mobile home in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

All less Right-of-Way, Wasta Township No. 2, Section 19, T1N, R14E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 08-27 with six (6) conditions.

7. **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.

(Continued from the May 23, 2016, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 08-48 with ten (10) conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CU 09-25:** Steve Hobart. To review a ranch hand's residence in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

The W1/2W1/2SW1/4NE1/4, Section 16, T1S, R3E, BHM, Pennington County, South Dakota.

(Continued from the May 23, 2016, Planning Commission meeting.)

To recommend to end Conditional Use Permit / CU 09-25.

9. **CONDITIONAL USE PERMIT REVIEW / CU 11-02:** Jeff DeVeney. To review an internally 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 3 of Lot D, Murray Subdivision, Section 21, T1S, R5E, BHM, Pennington County, South Dakota.

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

To recommend approval of the extension of Conditional Use Permit / CU 11-02 with nine (9) conditions.

10. **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.

(Continued from the May 23, 2016, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 15-04 with fifteen (15) conditions.

11. **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.

Lot 4, Peterson Subdivision MS 622, Section 11, T2S, R4E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 16-05 with sixteen (16) conditions.

12. **CONDITIONAL USE PERMIT / CU 16-12:** TC Enterprises, Inc; Todd Schuetzle – Agent. To allow bicycle rentals, ATV rentals, and a retail shop as a home occupation in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot D of Lot 13, Rochford Townsite Patent Subdivision, Section 23, T2N, R3E, BHM, Pennington County, South Dakota.

To recommend to continue Conditional Use Permit / CU 16-12 to the June 27, 2016, Planning Commission.

13. **CONDITIONAL USE PERMIT / CU 16-13:** Dennis Hubbard. To allow for a caretaker's residence on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

E1/2E1/2NE1/4NW1/4 LESS ROW, Section 34, T2N, R15E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 16-13 with ten (10) conditions.

14. **CONDITIONAL USE PERMIT / CU 16-15:** Tom or Lynne Distler. To allow a Recreational Vehicle to be used as a temporary residence while building a single-family residence on the subject property in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot 1 of Tract A, Bonnita Subdivision, Section 21, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 16-15 with nine (9) conditions.

15. **LAYOUT PLAT / PL 16-08:** William or Lila Kozel; Fisk Land Surveying – Agent. To reconfigure lot lines to create Lots 1, 2, and 3 of Kozel Subdivision in accordance with Sections 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Tract 1 of Corbin Subdivision, Lot D of W-M Subdivision, and That Pt of NE1/4NW1/4 Lying N and E of Nemo Road Less Tract 1, Corbin Sub; Section 15, T2N, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 1, 2, and 3 of Kozel Subdivision, Section 15, T2N, R6E, BHM, Pennington County, South Dakota

To recommend approval of Layout Plat / PL 16-08 with eleven (11) conditions.

16. **MINING PERMIT REVIEW / MP 16-01:** Western Construction / Tom Lien. To review a Mining Permit 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.

(Continued from the April 11, 2016, Planning Commission meeting.)

To recommend to continue the review of Mining Permit / MP 16-01 to the July 11, 2016, Planning Commission meeting.

17. **CONSTRUCTION PERMIT / CP 16-03:** West River Electric Association. To grade the site for construction of a new electrical substation.

Lot 1 of SE1/4SE1/4, Section 25, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CP 16-03 with eight (8) conditions.

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

18. **CONDITIONAL USE PERMIT / CU 16-11:** The Gathering of Eagles; Christopher Lord - Agent. To allow for a temporary assembly of people for a five-day spiritual gathering in a General Agriculture District in accordance with Sections 205, 314, and 510 of the Pennington County Zoning Ordinance.

NW1/4NW1/4 of Section 17, T1N, R3E, BHM, Pennington County, South Dakota.

19. **CONDITIONAL USE PERMIT / CU 16-14:** Ron Toof. To allow a Recreational Vehicle to be used as temporary living quarters on the subject property, while the applicant works to replace the single-wide mobile that was destroyed by fire, in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 7, Block 1, Mesa View Estates Subdivision #1, Section 12, T1N, R8E, BHM, Pennington County, South Dakota.

20. **CONDITIONAL USE PERMIT / CU 16-16:** Carey or Deborah Kassube. To allow a commercial storage rental and painting business in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 1-2 of J and Lot J of Parcel 2, Canyon Park Subdivision, Section 18, T1N, R7E, BHM, Pennington County, South Dakota.

21. **LAYOUT PLAT / PL 16-07:** Raymond and Shirley Darrough; Fisk Land Surveying – Agent. To create Lots A and B of Loveland Canyon Estates #2 in accordance with Sections 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: NE1/4SE1/4SW1/4, Section 16, T2N, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots A and B of Loveland Canyon Estates #2, Section 16, T2N, R6E, BHM, Pennington County, South Dakota.

22. REZONE / RZ 16-05 AND COMPREHENSIVE PLAN AMENDMENT / CA 16-05: Raymond and Shirley Darrough; Fisk Land Surveying – Agent. To rezone 10.00 acres from Limited Agriculture District to Low Density Residential District and to amend the Comprehensive Plan to change the Future Land Use from Planned Unit Development Sensitive to Low Density Residential District in accordance with Sections 206, 207, and 508 of the Pennington County Zoning Ordinance.

NE1/4SE1/4SW1/4 of Section 16, T2N, R6E, BHM, Pennington County, South Dakota.

23. PLANNED UNIT DEVELOPMENT / PU 16-03: Dan and Nancy Evangelisto. To rezone 12.91 acres from General Agriculture District to a Planned Unit Development to allow for a Specialty Resort Development to include uses such as vacation home rentals, weddings, receptions, picnics, family reunions, satellite church for 100-150 people, church functions, parties, single-family residences, bed and breakfast, storage gift shop, spa, cabana, bistro, detached accessory structure with living quarters, duplex, etc., on the subject properties, in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot 3 and that 1/2 of private drive adjacent to said lot; Lot 4; Lot 7 and that 1/2 of private drive adjacent to said lot; Lot 10 and that 1/2 of private drive adjacent to said lot; Lot 11 and that 1/2 of private drive adjacent to said lot; Lot 12 and that 1/2 of private drive adjacent to said lot; Lot 13 and that 1/2 of private drive adjacent to said lot; Lot 14 and that 1/2 of private drive adjacent to said lot; Lot 15 and that 1/2 of private drive adjacent to said lot; Lot 16 and that 1/2 of private drive adjacent to said lot; Lot 17 and that 1/2 of private drive adjacent to said lot; Lot 18 and that 1/2 of private drive adjacent to said lot; Lot 19 and that 1/2 of private drive adjacent to said lot; Lot 20 and that 1/2 of private drive adjacent to said lot; Lot 21, Lot 22 and that part of private drive adjacent to said lot; Lot 23B and that 1/2 of private drive adjacent to said lot; Lot 27 and that 1/2 of private drive adjacent to said lot; Lot 28 and that 1/2 of private drive adjacent to said lot; Lot 29 and that 1/2 of private drive adjacent to said lot; Lot 30 and that 1/2 of private drive adjacent to said lot; Lot 31 and that 1/2 of private drive adjacent to said lot, Lot 32 and that 1/2 of private drive adjacent to said lot; Lot 33 and that 1/2 of private drive adjacent to said lot; Lot 34 and that 1/2 of private drive adjacent to said lot; Lot 35 and that 1/2 of private drive adjacent to said lot; Lot 36 and that 1/2 of private drive adjacent to said lot; Lot 37 and that 1/2 of private drive adjacent to said lot; Lot 41 and that 1/2 of private drive adjacent to said lot; Lot 42 and that 1/2 of private drive adjacent to said lot; Lot 43 and that 1/2 of private drive adjacent to said lot; Lot 44, Lot 45 and that 1/2 of private drive adjacent to said lot; all located in Custer Trails Subdivision #1, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

24. COUNTY BOARD REPORT

The Board of Commissioners will hear the Planning Commission's recommendations from the May 23, 2016, Planning Commission meeting at their meeting on Friday, June 10, 2016.

25. ITEMS FROM THE PUBLIC
26. ITEMS FROM THE STAFF
27. ITEMS FROM THE MEMBERSHIP
28. 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.**