

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

ROLL CALL

1. ELECTION OF OFFICERS
2. APPROVAL OF THE JUNE 27, 2016, MINUTES
3. 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.

4. **CONDITIONAL USE PERMIT REVIEW / CU 10-29:** Dan and Beth Thomas. To review a temporary residence (camper) on the property while constructing a single-family residence in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 3 of Tract 3, Tigerville Subdivision, Section 9, T1S, R4E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 10-29 with the applicant's concurrence.

5. **CONDITIONAL USE PERMIT REVIEW / CU 13-01:** Loretta Daigle / Lazy Rocking D, LLC; Rushmore Vacation Rentals – Local Contact. 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 the NW1/4NE1/4, Section 22, T2S, R4E, BHM, Pennington County, South Dakota.

(Continued from the June 27, 2016, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 13-01 with seven (7) conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 13-11:** Sugar Daddy's / Kerri Johnston. To review an RV site on the subject property to be utilized on a part-time basis (weekends) in a Highway Service District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

Lot A of SE1/4SW1/4, Section 7, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 13-11 with six (6) conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 14-22:** Gaslight Restaurant; Linda Zwetzig – Agent. 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, 312, and 510 of the Pennington County Zoning Ordinance.

Lot 1 Revised, Rockerville Ghost Town Subdivision, Section 13, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 14-22 with six (6) conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CU 15-13:** Richard and Delores Linstrom; Rod Linstrom – Agent. 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.

Part of Lot 1 Less Tract A and B (also in Section 35 and T2S, R4E Sections 2 and 3); Hunter Tract Being a Subdivision of Lot 1 of Reno Placer, Reno Placer MS #832, Section 34, T1S, R4E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 15-13 with nine (9) conditions.

9. **CONDITIONAL USE PERMIT REVIEW / CU 16-11:** The Gathering of Eagles; Christopher Lord – Agent. To review 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.

S1/2/4NW1/4 of Section 17, T1N, R3E, BHM, Pennington County, South Dakota, near the intersection of Slate Prairie Road and S. Rochford Road,

To recommend to continue the review of Conditional Use Permit / CU 16-11 to the July 25, 2016, Planning Commission meeting, in order for staff to conduct a site visit.

10. **CONDITIONAL USE PERMIT / CU 16-19:** Jeff Roltgen. To allow for a woodworking 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 of Lot B of S1/2SE1/4, Pleasant View Subdivision, Section 11, T1N, R8E, BHM, Pennington County, South Dakota

To recommend approval of the withdrawal of Conditional Use Permit / CU 16-19, per the applicant's request.

11. **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 June 13, 2016, Planning Commission meeting.)

To recommend approval of the extension of Mining Permit / MP 16-01 with eighteen (18) conditions.

12. **ROAD NAME:** Towering Pines Lane. Mills Family Limited Partnership. To name a 33-foot-wide easement providing access to properties located in Sections 29, and 32, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the Road Name Towering Pines Lane.

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

13. **SPECIAL CONSIDERATION TO TRAILWOOD VILLAGE PLANNED UNIT DEVELOPMENT / PU 16-04:** Mark Herrick. A special consideration to PUD 79-02 to reduce the minimum rear yard setback from 25 feet to eight (8) feet to allow for construction of a shed and greenhouse in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot 5, Block 21, Trailwood Village, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.

14. **LAYOUT PLAT / PL 16-09 AND SUBDIVISION REGULATIONS VARIANCE / SV 16-01:** Thomas and Janeane Price. To create Lots 1A and 1B of T and J Price Subdivision and to waive platting requirements in accordance with Sections 400.1 and 700.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 1, T and J Price Subdivision, Section 1, T2S, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1A and Lot 1B, T and J Price Subdivision, Section 1, T2S, R5E, BHM, Pennington County, South Dakota.

15. MINOR PLAT / PL 16-12 AND SUBDIVISION REGULATIONS VARIANCE / SV 16-03: Darlene Hutchinson; Fisk Land Surveying – Agent. To combine four lots to create Lot 8 Revised, Block 4 of Silver City Addition and to waive platting requirements in accordance with Sections 400.3 and 700.1 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.

16. 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.

(Continued from the June 27, 2016, Planning Commission meeting.)

17. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the June 27, 2016, Planning Commission meeting.

The below items were Appealed and will be heard at the July 19, 2016, Board of Commissioner's meeting:

1. CONDITIONAL USE PERMIT / CU 16-12: TC Enterprises, Inc.; Todd Schuetzle – Agent. To allow bicycle rentals, ATV rentals, and a retail shop as neighborhood commercial in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.
2. 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.
3. CONDITIONAL USE PERMIT / CU 16-18: Steve and Kathryn Venteicher. To allow for a Vacation Home Rental on the subject property in a Low Density Residential District in accordance with Sections 207-C-18, 319, and 510 of the Pennington County Zoning Ordinance

18. ITEMS FROM THE PUBLIC

19. ITEMS FROM THE STAFF

- A. Building Permit Report.

20. ITEMS FROM THE MEMBERSHIP

21. 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.**