

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
August 8, 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 August 16, 2016, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE JULY 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 REVIEW / CU 90-48:** Kate Roseland. To review a single-wide manufactured home as a caretaker's residence in a Suburban Residential District in accordance with Section 204-D of the Pennington County Zoning Ordinance.

Lot 7, Block 4, Eastern Acres Subdivision, Section 11, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 90-48 with four (4) conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 02-28:** Richard and Lee Ann Jensen. To review a Bed and Breakfast in a Limited Agriculture District / Low Density Residential District in accordance with Section 206-C-3, 207, and 510 of the Pennington County Zoning Ordinance.

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

To recommend to end Conditional Use Permit / CU 02-28 with the applicant's concurrence.

5. **CONDITIONAL USE PERMIT REVIEW / CU 02-43:** Kay Knock and Judith Welsh. To review an assisted living facility for 21 elderly residents in a General Commercial District in accordance with Section 209-C-7 of the Pennington County Zoning Ordinance.

Tract A Revised of Hull Subdivision in Section 14, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 02-43 with the property owner's concurrence.

6. **CONDITIONAL USE PERMIT REVIEW / CU 04-35:** Joe Theberge. To review ten 30 foot by 150 foot storage buildings in a General Commercial District in accordance with Sections 209-C-5 and 510 of the Pennington County Zoning Ordinance.

Tract 1 of the SE1/4, Section 11, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 04-35 with twelve (12) conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 10-05:** Daisey Enterprise, LLC. To review a RV Park and tent camping sites in a Highway Service District in accordance with Sections 210, 306, and 510 of the Pennington County Zoning Ordinance.

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

To recommend approval of the extension of Conditional Use Permit / CU 10-05 with twenty-one (21) conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CU 14-24:** Lawrence Meagher and Margaret Chalcraft. To review a single-wide mobile home as a single-family residence in a Low Density Residential Zoning District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 2, Buchholz Subdivision, Section 14, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 14-24 with six (6) conditions.

9. **CONDITIONAL USE PERMIT REVIEW / CU 15-01:** Sheri Tonner. To review a single-wide mobile home to be used as a single-family residence while constructing a single-family residence in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

The E1/2SW1/4NE1/4; E1/2W1/2SW1/4NE1/4; W1/2W1/2SE1/4 NE1/4; S1/2SE1/4 NW1/4NE1/4; SE1/4SW1/4NW1/4NE1/4; SW1/4SW1/4NE1/4 NE1/4, Section 16, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 15-01 with eleven (11) conditions.

10. **CONDITIONAL USE PERMIT / CU 16-21:** Jeff Liddell / Liddell Family Trust. To allow an accessory structure (barn) prior to a primary structure and to also allow an RV to be used as temporary living quarters during future construction of the barn and 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.

All of Sunrise Fraction Lode MS 531, Section 33, T1S, R5E, BHM, Pennington County, South Dakota.

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

To recommend approval of Conditional Use Permit / CU 16-21 with nineteen (19) conditions.

11. **CONDITIONAL USE PERMIT / CU 16-23:** Charles and Mary Pringle. To allow a Recreational Vehicle to be used as temporary living quarters during the summer months on the subject property in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Tract 6, Slate Creek Subdivision, Section 36, T1N, R3E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 16-23 with twelve (12) conditions.

12. **CONDITIONAL USE PERMIT / CU 16-25:** Thrive Properties, LLC; Alvin or Sharon Gullickson. 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.

Tract 4, Annie Lode MS 1721, Section 21, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend to continue Conditional Use Permit / CU 16-25 to the September 6, 2016, Planning Commission meeting.

13. **ROAD NAME:** Norris Peak Lane. Pennington County. To name a 66-foot-wide Right-of-Way providing access to properties located in Sections 30 and 31, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the Road Name Norris Peak Lane.

14. **CONSTRUCTION PERMIT / CP 15-12:** Mitch Morris. To strip top soil and perform minor grading and leveling to be used as a parking or storage area and stockpile recycled asphalt material to be used as a base for the parking lot.

W1/2 of Section 33, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend to end Construction Permit / CP 15-12.

END OF CONSENT CALENDAR

15. **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.

16. **LAYOUT PLAT / PL 16-14:** Cindy Dickmeyer (Robins Roost Cabins, LLC). To create Lot 1R and Lot 3 of Boyum Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 1 of Boyum Subdivision, Section 21, T1S, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1R and Lot 3 of Boyum Subdivision, Section 21, T1S, R5E, BHM, Pennington County, South Dakota.

17. **COUNTY BOARD REPORT**

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

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.