

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
August 22, 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 September 6, 2016, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE AUGUST 8, 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 12-27:** Mike Dressler. To review a Vacation Home Rental in a Suburban Residential District in accordance with Sections 207, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 4R (also in Section 13), Block 3, Alpine Acres Meadow, Section 14, T2N, R4E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 12-27 with seven (7) conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 15-14:** Darrell and Mary Harkin. To review a single-wide mobile home to be used as a permanent single-family residence in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

The NE1/4; SW1/4SE1/4; E1/2SE1/4, Section 34, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 15-14 with six (6) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 15-16:** Nick Hobart. To review for a guest house on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

The W1/2W1/2NW1/4SE1/4, Section 16, T1S, R3E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 15-16 with four (4) conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 15-17:** Charles Ray. To allow for a family cemetery on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Parcel E in S1/2NW1/4, Section 17, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 15-17 with three (3) conditions.

7. **CONDITIONAL USE PERMIT / CU 16-26:** Terry Sager. To allow a Recreational Vehicle to be used as temporary living quarters while building a single-family residence on the subject property in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 8, Olson Park Subdivision #2, Section 35, T1N, R3E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-26 with ten (10) conditions.

8. **CONSTRUCTION PERMIT REVIEW / CP 15-15:** Flack Trucking, Inc. To continue stockpiling soil, leveling the plowed fields, and removing soil from the property. The disturbed area is being returned to farm ground.

Balance of the W1/2SE1/4 less lot H7; SW1/4 less Lot H6 and less right-of-way, Section 23, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Construction Permit / CP 15-15 with eleven (11) conditions.

9. **CONSTRUCTION PERMIT REVIEW / CP 15-16:** Rushmore Shadows, LLC; Gene Addink – Agent. To continue to perform mass grading in order to install a sanitary sewer system and lift station, water main, storm sewer, aggregate base for 45 RV pads and asphalt surfacing.

Tract A Less E350 feet of N900 feet of Busted Five Development Subdivision and Tract 3A of Lot 3 of SW1/4SE1/4, Section 7, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Construction Permit / CP 15-16 with eight (8) conditions.

10. **CONSTRUCTION PERMIT / CP 16-06**: Heavy Constructors. To remove and replace asphalt which will include regrading of the road within the mobile home park.

W1/2E1/2SE1/4SW1/4 Less Tract 1 of Vetsch Subdivision Less Lot H1 and Less Seger Drive; E1/2W1/2SE1/4SW1/4 Less Lot H1 and Less Seger Drive, Section 20, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CP 16-06 with nine (9) conditions.

11. **REZONE / RZ 16-06**: Galen and Linda Livermont. To rezone 4.50 acres from General Agriculture District to Suburban Residential District in accordance with Sections 205, 208, and 508 of the Pennington County Zoning Ordinance.

PT NW1/4NW1/4 North of Hwy and RR, Section 24, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Rezone / RZ 16-06.

12. **PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PU 06-03**: Prairie Valley Development Company, LLC. To review a Planned Unit Development Amendment to allow for 75 residential lots, 1 well lot, and 1 detention lot with a minimum lot size of 1/2 acre in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lots 1-3, Block 1; Lots 1-6, Block 2; Lots 1-10, Block 3; Lots 1-10 and Lot 20, Block 4; Lot 1 and Lot 20, Block 5; Lot 1, Block 6, all of Prairiefire Subdivision; NE1/4NE1/4 Less Eisenbraun Sub, Less Winton Sub, Less Prairiefire Sub and Less ROW; and SE1/4NE1/4 Less Eisenbraun Sub, Less Winton Sub, Less Prairiefire Sub and Less ROW, Section 26, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Planned Unit Development Amendment / PU 06-03 to the September 26, 2016, Planning Commission meeting.

13. **MINOR PLAT / PL 16-18**: Raymond and Shirley Darrough; Fisk Land Surveying – Agent. To create Lots A and B of Loveland Canyon Estates #2 in accordance with Sections 400.3 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.

To recommend approval of Minor Plat / PL 16-18 with nine (9) conditions.

END OF CONSENT CALENDAR

14. CONDITIONAL USE PERMIT / CU 16-20: Perry or Vicki Van Newkirk. To allow for an accessory structure, a pole barn, prior to a principal structure on the subject property in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 48 (includes 48A), Burns Placers #697, Section 14, T1S, R4E, BHM, Pennington County, South Dakota.

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

15. LAYOUT PLAT / PL 16-20 AND SUBDIVISION REGULATIONS VARIANCE / SV 16-04: Russell or Kimberly Johnson. To reconfigure lot lines to create Tracts 7R and 8R of Storm Hill Subdivision and to waive platting requirements in accordance with Sections 400.3 and 700.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Tract 7 and Tract 8, Storm Hill Subdivision; Section 28, T1S, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Tract 7R and Tract 8R, Storm Hill Subdivision; Section 28, T1S, R5E, BHM, Pennington County, South Dakota.

16. LAYOUT PLAT / PL 16-15: Kelly Development / Ryan Kelly. To create Lots 3 through 6, Block 4, Sheridan Lake Highlands Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Tract B less Sheridan Lake Highlands less ROW, Section 2, T1S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 3 through 6, Block 4, Sheridan Lake Highlands Subdivision, Section 2, T1S, R6E, BHM, Pennington County, South Dakota.

17. MINOR PLAT / PL 16-16 AND SUBDIVISION REGULATIONS VARIANCE / SV 16-03: William or Lila Kozel; Sperlich Consulting – Agent. To reconfigure lot lines to create Lots 1 and 2 of Kozel Subdivision and to waive platting requirements in accordance with Sections 400.3 and 700.1 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 and 2 of Kozel Subdivision, Section 15, T2N, R6E, BHM, Pennington County, South Dakota.

18. REZONE / RZ 16-08 AND COMPREHENSIVE PLAN AMENDMENT / CA 16-07: William or Lila Kozel; Sperlich Consulting – Agent. To rezone 25.27 acres from General Agriculture District and Low Density Residential District to Limited Agriculture District and to amend the Comprehensive Plan to change the Future Land Use from Planned Unit Development Sensitive and Low Density Residential District to Limited Agriculture District in accordance with Sections 205, 206, 207, and 508 of the Pennington County Zoning Ordinance.

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.

19. MINOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 16-05: Dan and Angie Cumbee. To reduce the side yard setback from 25 feet to 10 feet and to also live in the existing single-family residence while building a new primary single-family residence on the subject property in the Rushmore Ranch Planned Unit Development in accordance with Section 213 of the Pennington County Zoning Ordinance.

Tract 41, Rushmore Ranch Estates Subdivision, Section 7, T2S, R7E, BHM, Pennington County, South Dakota.

20. REZONE / RZ 16-07 AND COMPREHENSIVE PLAN AMENDMENT / CA 16-06: Jimmy and Alice Dehaai. To rezone 3.49 acres from Suburban Residential District to Highway Service District and to amend the Comprehensive Plan to change the Future Land Use from Suburban Residential District to Highway Service District in accordance with Sections 208, 210, and 508 of the Pennington County Zoning Ordinance.

Lot H, Murray Subdivision, Section 21, T1S, R5E, BHM, Pennington County, South Dakota.

21. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the August 8, 2016, Planning Commission meeting.

- 1 APPEAL OF 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.

Lot A Revised of Lot 15, Stratmeyer Addition, Section 14, T1S, R6E, BHM, Pennington County, South Dakota.

The Board of Commissioners upheld the Planning Commission's decision to approve the applicant's Conditional Use Permit.

22. ITEMS FROM THE PUBLIC
23. ITEMS FROM THE STAFF
24. ITEMS FROM THE MEMBERSHIP
25. 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.