

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
September 26, 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 October 4, 2016, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE SEPTEMBER 12, 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 05-30:** Melvin and Mary Leui; Debarah Leui – Agent. To review a second manufactured home on the property to be used as a caretaker's residence in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 3, Block 7, Ashland Subdivision #2, Section 15, T2N, R8E, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 05-30 with nine (9) conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 12-26:** Mark and Mary Hansen. To review a Vacation Home Rental in a Suburban Residential District in accordance with Sections 208, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 28, Block E, Edelweiss Mountain Development, Section 20, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 12-26 with eleven (11) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 12-28:** Albert and Rita Chapman. To review a Vacation Home Rental in a Suburban Residential District in accordance with Sections 208, 319, and 510 of the Pennington County Zoning Ordinance.

Lots 9-12, Block 3, Silver City, Section 31, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 12-28 with six (6) conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 12-29:** Albert and Rita Chapman. To review a Vacation Home Rental in a Suburban Residential District in accordance with Sections 208, 319, and 510 of the Pennington County Zoning Ordinance.

Lots 5-10, Block 2, Silver City, Section 31, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 12-29 with six (6) conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 15-18:** Rapid Valley United Methodist Church; Doug Nix – Agent. To review an illuminated, existing on-premise sign within 1,500 feet of a residential zoning district/dwelling unit in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot A in NE1/4, Section 15, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 15-18 with six (6) conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CU 15-21:** Dan and Tracey Laher. To review an accessory structure (a pole barn) prior to a principle residence in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 5, Block 1, Jackson Subdivision, Section 9, T2N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 15-21 with eight (8) conditions.

9. **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.

(Continued from the September 12, 2016, Planning Commission meeting.)

To recommend approval of Conditional Use Permit / CU 16-25 with sixteen (16) conditions.

10. **CONDITIONAL USE PERMIT / CU 16-30:** Carol and Paul Niemann. To allow for an accessory structure, pole barn, prior to a primary structure on the subject property in a General Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot O of SE1/4SE1/4, Section 15, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 16-30 with twelve (12) conditions.

11. **CONDITIONAL USE PERMIT / CU 16-31:** Black Hills Raptor Center; Maggie Engler - Agent. To allow a bird education and health facility on a portion of the subject property located in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

PT NW1/4SE1/4 less RTY, Section 35, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 16-31 with thirteen (13) conditions.

12. **CONDITIONAL USE PERMIT / CU 16-32:** Lynn and Gloria Smith. To allow an existing single-family residence to be used as a ranch hand's residence in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

GL 2 Less ROW; S1/2NE1/4; SE1/4 Less 1AC and PT Lot 1 S of RR ROW, Section 16, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 16-32 with nine (9) conditions.

13. **CONDITIONAL USE PERMIT / CU 16-33:** Clinton Nulle. To allow a single-wide mobile home to be used as a permanent single-family residence on the subject property in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 5C of Lot DR of Lot 6 of Lot L, Nelson Acres Subdivision, Section 23, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 16-33 with twelve (12) conditions.

14. **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.

(Continued from the August 22, 2016, Planning Commission meeting.)

To recommend approval of the extension of Planned Unit Development Amendment / PU 06-03 with ten (10) conditions.

15. **CONSTRUCTION PERMIT / CP 16-09:** Lazy P6 Land Co. Inc. / Orvill Davis. To continue work initiated under Construction Permits 13-05, 14-02, and 15-14. Reclamation of hay pasture west of Fifth Street and to continue stockpiles of off-site soil material for future use on-site. Miscellaneous channel maintenance, removal of debris, and sediment.

Unit I less dedicated E. Watts Lane ROW; Unit II; and Unit III of Southgate Condominiums Phase I; Section 24, T1N, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CP 16-09 with nine (9) conditions.

16. **CONSTRUCTION PERMIT / CP 16-10:** City of Rapid City. To install a new sewer main for the City of Rapid City from Cobalt Drive (east end) to Auburn Drive (west end) across existing pasture land.

W1/2NE1/4; THAT PT OF SE1/4NW1/4 LYING NAND E OF HAINES AVE; THAT PT OF NE1/4SW1/4 LYING N AND E OF HAINES AVE; NW1/4SE1/4, Section 13, T2N, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CP 16-10 with eleven (11) conditions.

END OF CONSENT CALENDAR

17. REZONE / RZ 16-10: Denny Henrikson. To rezone 5.11 acres from Low Density Residential District to Suburban Residential District in accordance with Section 508 of the Pennington County Zoning Ordinance.

Tract 5, Wileman Subdivision, Section 24, T1N, R8E, BHM, Pennington County, South Dakota.

18. 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.

(Continued from the September 12, 2016, Planning Commission meeting.)

19. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the September 12, 2016, Planning Commission meeting

20. ITEMS FROM THE PUBLIC

21. ITEMS FROM THE STAFF

- A. On-Site Wastewater Installer Training.
- B. 2016 SD Planners Conference.

22. ITEMS FROM THE MEMBERSHIP

23. 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.