

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
October 10, 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 18, 2016, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE SEPTEMBER 26, 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 92-19:** Harold Willis. To review a mobile home as a caretaker's residence in a Low Density Residential District in accordance with Section 204-D and 510 of the Pennington County Zoning Ordinance.

Lot 4, Vaughn Addition, Section 19, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 92-19 with the property owner's concurrence.

4. **CONDITIONAL USE PERMIT REVIEW / CU 10-37:** Kolin and Michele Sperle. To review an accessory structure, a caboose, in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot C-15, Wolframite Estates, Section 34, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 10-37 with six (6) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 12-21:** Ken and Cory Tomovick. To review a Vacation Home Rental in a Suburban Residential District in accordance with Sections 206, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 4, Bonanza Bar MC 970, Section 12, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 12-21 with seven (7) conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 12-23:** Vergil and Judy Kjerstad. 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 31, Block E, Edelweiss Mountain Development, Section 20, T1N, R5E, BHM, Pennington County, South Dakota.

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

To recommend to end Conditional Use Permit / CU 12-23 with the applicant's concurrence.

7. **CONDITIONAL USE PERMIT REVIEW / CU 13-22:** Dudley and Ila LaPointe. To review a single-wide mobile home to be used as a single-family residence in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 25, Block 7, Green Valley Estates, Section 23, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 13-22 with ten (10) conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CU 16-08:** Bituminous Paving / Bill Krakowski. To review a temporary asphalt plant and stockpile site for contract work in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

SW1/4, W1/2SE1/4 less right-of-way, Section 3, T1S, R16E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 16-08 with the applicant's concurrence.

9. **CONDITIONAL USE PERMIT AMENDMENT / CU 93-50:** DH Storage, LLC; Kory Weisbeck - Agent. To amend an existing Conditional Use Permit to add additional storage units on the subject property in a General Commercial District in accordance with Sections 209 and 510 of the Pennington County Zoning Ordinance.

Lot D less dedicated Right-of-Way, Golden Eagle Subdivision, Section 20, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit Amendment / CU 93-50 with eight (8) conditions.

10. **MINOR PLAT / PL 16-17:** Russell or Kimberly Johnson. To reconfigure lot lines to create Tracts 7R and 8R of Storm Hill Subdivision 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.

To recommend approval of Minor Plat / PL 16-17 with seven (7) conditions.

END OF CONSENT CALENDAR

11. **LAYOUT PLAT / PL 16-24:** Deborah Munyan. To create Lots 1-3 of Munyan Addition in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: GL 1 less Bradsky Road; Section 4, T1S, R9E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1, Lot 2, and Lot 3, Munyan Addition; Section 4, T1S, R9E, BHM, Pennington County, South Dakota.

12. **REZONE / RZ 16-09:** Pacifica Loan Pool, LLC; Davis Engineering – Agent. To rezone 45.00 acres from General Agriculture District to Limited Agriculture District in accordance with Section 508 of the Pennington County Zoning Ordinance.

NE1/4SW1/4NW1/4NE1/4; N1/2SE1/4 NW1/4 NE1/4; NW1/4SW1/4NE1/4NE1/4; E1/2SW1/4 NE1/4NE1/4; SE1/4NE1/4NE1/4; E1/2W1/2SE1/4 NE1/4; NE1/4SE1/4 NE1/4, Section 16, T1S, R7E, BHM, Pennington County, South Dakota.

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

13. 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 July 11, 2016, Planning Commission meeting.)

14. 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 26, 2016, Planning Commission meeting.)

15. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the September 26, 2016, Planning Commission meeting

16. ITEMS FROM THE PUBLIC

17. ITEMS FROM THE STAFF

- A. Building Permit Report.
- B. Pennington County Comprehensive Plan.

18. ITEMS FROM THE MEMBERSHIP

19. 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.