

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
October 24, 2016 @ 6:30 p.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 November 1, 2016, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE OCTOBER 4, 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 15-28:** Michael or Erika Radtke; Kathleen Kaul – Owner. To review a single-wide mobile home to be used as a ranch hand's residence on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Pt of S1/2SE1/4 lying South of Highway less right-of-way and less Tract A, Wiese Addition, Section 35, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 15-28 with eight (8) conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 15-29:** Jim or Mary Scull. To review a cabin 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.

Unplatted PT of NW1/4 NE1/4 and 1/2 Vacant Road adjacent to Section 16, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 15-29 with five (5) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 15-35:** Black Hills Raptor Center; Davis Engineering - Agent. To review 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.

A portion of the SW1/4 of the SW1/4 of Section 15, T2S, R7E, BHM, Pennington County, South Dakota

To recommend to end Conditional Use Permit / CU 15-35 with the applicant's concurrence.

6. **CONDITIONAL USE PERMIT / CU 16-35:** Eldon Nygaard. To allow a non-lighted, off-premise sign within 1,500 feet of a residential zoning district/dwelling unit in Highway Service District in accordance with Sections 210, 312, 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 Conditional Use Permit / CU 16-35 with seven (7) conditions.

7. **CONDITIONAL USE PERMIT / CU 16-37:** Wade and Shari Greseth. 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.

Tact B of E1/2SE1/4SW1/4, Section 29, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 16-37 with thirteen (13) conditions.

8. **CONDITIONAL USE PERMIT / CU 16-36:** Enola Gorham; Patrick Smith – Agent. To allow a multi-family dwelling on the subject property in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 7 less Lot H1, Stekl Subdivision, Section 9, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend to continue Conditional Use Permit / CU 16-36 to the November 28, 2016, Planning Commission meeting.

9. **REZONE / RZ 16-11 AND COMPREHENSIVE PLAN AMENDMENT / CA 16-08:** LLB Investments Limited Partnership; Russ Rearick – Agent. To rezone 22.08 acres from General Agriculture District and Highway Service District to General Commercial District and to amend the Pennington County Comprehensive Plan to change the Future Land Use from Planned Unit Development Sensitive and Highway Service District to General Commercial District in accordance with Section 508 of the Pennington County Zoning Ordinance.

Lot 2 (also in Section 19), Heavlin #2 Subdivision, Section 30, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend to continue Rezone / RZ 16-11 and Comprehensive Plan Amendment / CA 16-08 to the November 14, 2016, Planning Commission meeting.

END OF CONSENT CALENDAR

10. **CONDITIONAL USE PERMIT / CU 16-34:** Jessica Thurmes. To allow a Recreational Vehicle to be used as temporary living quarters for no more than 180 days per calendar year on the subject property in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 4, Harrington Subdivision, Section 19, T2S, R7E, BHM, Pennington County, South Dakota.

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.

(Continued from the October 10, 2016, Planning Commission meeting.)

12. **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 October 10, 2016, Planning Commission meeting.)

13. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the October 10, 2016, Planning Commission meeting, and

1. APPEAL OF 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.

The Board of Commissioners upheld the Planning Commission's decision for approval.

14. ITEMS FROM THE PUBLIC

15. ITEMS FROM THE STAFF

- A. Comprehensive Plan.

16. ITEMS FROM THE MEMBERSHIP

17. 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.