

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
November 14, 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 December 6, 2016, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE OCTOBER 24, 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 12-30:** Ruby and Frank Matejcik. To review a Vacation Home Rental in a General Agriculture District in accordance with Sections 205, 319, and 510 of the Pennington County Zoning Ordinance.

That Part of the SE1/4SE1/4 lying north and east of Slate Prairie Road, Section 26, T1N, R3E, BHM, Pennington County, South Dakota.

To recommend to continue the extension of Conditional Use Permit / CU 12-30 to the November 28, 2016, Planning Commission Meeting.

4. **CONDITIONAL USE PERMIT REVIEW / CU 13-24:** Self Directed IRA Services; Scott Buckley. To review a Vacation Home Rental in a General Agriculture District in accordance with Sections 205, 319, and 510 of the Pennington County Zoning Ordinance.

Part of Sherman Placer MS #821 and Lot A of Sherman Placer MS #821, Section 30, T1S, R5E, BHM, Pennington County, South Dakota..

To recommend approval of the extension of Conditional Use Permit / CU 13-24 with twelve (12) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 14-32:** Lloyd and Diane Byram. To review a ranchhand's residence on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance of the Pennington County Zoning Ordinance.

GL 4 less E410 ft; NE1/4SW1/4; Lot AB of GL 4, Section 4, T1S, R8E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 14-32 with the applicant's concurrence.

6. **CONDITIONAL USE PERMIT REVIEW / CU 15-20:** Mitch Morris. To review for Construction Equipment Sales on the subject property in a General Commercial District in accordance with Sections 209 and 510 of the Pennington County Zoning Ordinance.

Lot 1 of NW1/4SE1/4, Section 32, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 15-20 to the December 5, 2016, Planning Commission Meeting.

7. **CONDITIONAL USE PERMIT REVIEW / CU 15-26:** Richard Burton. To review an existing accessory structure (a garage) and a new accessory structure (a pole barn) prior to a principle structure on the subject property in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

NE1/4SW1/4NE1/4; S1/2SW1/4SW1/4NE1/4; SE1/4SW1/4NE1/4; N1/2N1/2NW1/4 SE1/4; Section 29, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 15-26 with eight (8) conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CU 15-32:** Pam Troxel. To review a Vacation Home Rental in a Low Density Residential District in accordance with Sections 207, 319, and 510 of the Pennington County Zoning Ordinance.

Lot B of NW1/4NE1/4 and 1/2 Vac Rd Adj to said Lot, Section 16, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 15-32.

9. **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.

(Continued from the October 24, 2016, Planning Commission meeting.)

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

10. **CONSTRUCTION PERMIT REVIEW / CP 15-18:** Dennis Zandstra Real Estate Holdings; Steve Zandstra. To review placing fill in an area south of the Project Area on the subject property; in conjunction with the Grading Plan for Elks Country Estates, Phase IV-VIII (City of Rapid City).

NW1/4 LESS N1/2N1/2NE1/4NW1/4; W1/2NE1/4 LESS N1/2N1/2NW1/4NE1/4; W1/2SW1/4 LESS ROW, Section 21, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Construction Permit / CP 15-18 with seven (7) conditions.

11. **CONSTRUCTION PERMIT / CP 16-11:** Talley Construction, Inc. To stockpile rock for future use.

E1/2E1/2SW1/4SW1/4; SE1/4SW1/4NE1/4SW1/4; S1/2SE1/4NE1/4SW1/4; SE1/4SW1/4; SW1/4SW1/4NW1/4SE1/4; W1/2W1/2SW1/4SE1/4; GL 1; GL 2, Section 23, T1N, R3E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CP 16-11 with six (6) conditions.

END OF CONSENT CALENDAR

12. **REZONE / RZ 16-11 AND COMPREHENSIVE PLAN AMENDMENT / CA 16-08:** LLB Investments Limited Partnership; Russ Rearick – Agent. To rezone 6.279 acres from 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.

(Continued from the October 24, 2016, Planning Commission meeting.)

Commencing at the northeasterly corner of Lot F of the W1/2 of the SE1/4 of the SE 1/4, common to a point on the southerly edge of railroad right-of-way, and the point of beginning; Thence, first course: S64°26'46"E, along the southerly edge of said railroad right-of-way, a distance of 321.21 feet, to the northwesterly corner of Lot 1 of Heavlin No. 2 Addition; Thence, second course: S64°24'45"E, along the northerly boundary of said Lot 1, common to the southerly edge of said railroad right-of-way, a distance of 39.96 feet; Thence, third course: S03°25'28"W, a distance of 192.92 feet, to a point on

the southerly boundary of said Lot 1; Thence, fourth course: S03°25'28"W, a distance of 10.35 feet; Thence, fifth course: S89°52'49"E, a distance of 112.68 feet; Thence, sixth course: S00°10'58"E, a distance of 25.00 feet, to a point on the section line common to Sections 19 and 30; Thence, seventh course: S89°49'02"W, along the section line common to said Sections 19 and 30, a distance of 427.63 feet, to the southeasterly corner of said Lot F; Thence, eighth course: N00°10'35"E, along the easterly boundary of said Lot F, a distance of 385.32 feet, to the point of beginning. Said Parcel contains 2.331 acres more or less; Section 30, T1N, R9E, BHM, Pennington County, South Dakota.

Commencing at the Section Corner common to Sections 19, 20, 29, and 30 T1N, R9E, BHM, and the point of beginning; Thence, first course: S00°01'11"W, along the section line common to said Sections 29 and 30, a distance of 325.00 feet; Thence, second course: N90°00'00"W, a distance of 40.00 feet; Thence, third course: N55°02'38"W, a distance of 69.83 feet; Thence, fourth course: N75°00'00"W, a distance of 175.00 feet; Thence, fifth course: S88°00'00"W, a distance of 230.00 feet; Thence, sixth course: S85°00'00"W, a distance of 165.00 feet; Thence, seventh course: N00°07'18"E, a distance of 260.00 feet, to a point on the section line common to said Sections 19 and 30; Thence, eighth course: N89°49'02"E, along the section line common to said Sections 19 and 30, a distance of 660.06 feet, to the point of beginning. Said Parcel contains 3.948 acres more or less; Section 30, T1N, R9E, BHM, Pennington County, South Dakota.

13. REZONE / RZ 16-12 AND COMPREHENSIVE PLAN AMENDMENT / CA 16-09: Stromer Properties, LLC; Brook Stromer. To rezone 15.01 acres from Limited Agriculture District to General Commercial District and to amend the Pennington County Comprehensive Plan to change the Future Land Use from Limited Agriculture District to General Commercial District in accordance with Section 508 of the Pennington County Zoning Ordinance.

Lot A2, Bar P-S Subdivision, Section 20, T1N, R9E, BHM, Pennington County, South Dakota.

14. LAYOUT PLAT / PL 16-24: Deborah Munyan. To create Lots 1-2 of Munyan Estates 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 and Lot 2, Munyan Estates; Section 4, T1S, R9E, BHM, Pennington County, South Dakota.

(Continued from the October 24, 2016, Planning Commission meeting.)

15. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the October 24, 2016, Planning Commission meeting, and,

1. FIRST READING AND PUBLIC HEARING OF PLANNED UNIT DEVELOPMENT / PU 16-03: Dan and Nancy Evangelisto.

The First Reading was approved by the Board of Commissioners on 11-1-16. The applicants are requesting their Seconding Reading be continued to the December 6, 2016, Board of Commissioner's meeting.

2. FIRST READING AND PUBLIC HEARING OF 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.

The First Reading was approved by the Board of Commissioners on 11-1-16. The Second Reading will be heard by the Board of Commissioners on Tuesday, November 15, 2016.

3. APPEAL OF CONDITIONAL USE PERMIT / CU 16-16: Carey or Deborah Kassube. To allow a commercial storage rental and painting business in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

The Appeal will be heard at the November 15, 2016, Board of Commissioner's meeting.

16. ITEMS FROM THE PUBLIC

17. ITEMS FROM THE STAFF

- A. Building Permit Report.
- B. Comprehensive Plan.
- C. Planning Ethics Discussion.
- D. Department Head Evaluations.
- E. Planning Public Comment Cards. (November 2015 – October 2016)
- F. National Flood Training. (March, 2017)
- G. Operating Permits Issued. (January 2016 – October 2016)
- H. Ordinance Violations. (January 2016 – October 2016)

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.