

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
December 5, 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 December 20, 2016, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE NOVEMBER 28, 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 14-01:** PLM Investments LLC; Mary L. Riss. To review a single-wide mobile home, as single-family residence, to be located on each of the subject properties in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 1 of Lot A of Lot 12; Lot 2 of Lot A of Lot 12; and Lot 3 of Lot A of Lot 12, Plateau Subdivision, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 14-01 with nine (9) conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 10-23:** Reynolds and Livingston, LLC. To review a Recreational Vehicle Park with four (4) RV sites in a Highway Service District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

That portion of Lot 1 located in Pennington County of Boyle Subdivision, Section 7, T2N, R5E, BHM, Pennington County, South Dakota.

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

To recommend approval of the extension of Conditional Use Permit / CU 10-23 with twelve (12) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 12-05:** Carol and Ken Duncan. To review a multi-family dwelling unit (duplex) into compliance in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 1 and 1/2 vacated road less Lot A, Hisega Subdivision, Section 16, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 12-05 with six (6) conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 15-27:** Carol or Ken Duncan. To review an existing Bed and Breakfast to include special events and to allow the sale of wine and beer in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 1 and 1/2 vacated road less Lot A, Hisega Subdivision, and 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 15-27 with twenty-five (25) conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 16-14:** Ron Toof. To review a Recreational Vehicle to be used as temporary living quarters on the subject property, while the applicant works to replace the single-wide mobile that was destroyed by fire, in a Suburban Residential District, in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 7, Block 1, Mesa View Estates Subdivision #1, Section 12, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-14 with eleven (11) conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CU 16-22:** BH Power, Inc. / BH Electric Cooperative; Michael Pogany - Agent. To review a contractor's storage yard for the Teckla-Osage-Rapid City 230kV Transmission Line Project located in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Tract A less Lot H1, Substation Subdivision, Section 27, T1N, R3E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-22 with eight (8) conditions.

9. **CONDITIONAL USE PERMIT REVIEW / CU 16-24:** BH Power, Inc. / BH Electric Cooperative; Michael Pogany - Agent. To allow a contractor's storage yard for the Teckla-Osage-Rapid City 230kV Transmission Line Project located in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

SW1/4SE1/4, Section 20, T2N, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-24 with nine (9) conditions.

10. **CONSTRUCTION PERMIT / CP 16-12:** City of Rapid City. To open cut and bore installation of pvc pipe for water main extension for the City of Rapid City, north of Southside Drive to Morris Lane.

Section 19, T1N, R9E and Sections 24 and 25, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CP 16-12 with nine (9) conditions.

11. **CONSTRUCTION PERMIT / CP 16-13:** Talley Construction, Inc. / John Talley. To remove material from an existing pond.

Lot 11R, Wheel Inn #3, Section 2, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CP 16-13 with eight (8) conditions.

12. **PLANNED UNIT DEVELOPMENT REVIEW / PU 05-09:** Richard Sterkel. To review an existing Planned Unit Development in accordance with Sections 213 and 508 of the Pennington County Zoning Ordinance.

Lots 1, 2, and 3 of Morrison Subdivision, Section 14, T1N, R8E, BHM, Pennington County, South Dakota.

(Continued from the November 28, 2016, Planning Commission meeting.)

To recommend approval of the extension of Planned Unit Development / PU 05-09 with fourteen (14) conditions.

13. **PLANNED UNIT DEVELOPMENT REVIEW / PU 06-04:** Cheyenne River Ranchettes. To review an existing Planned Unit Development in accordance with in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot 1R, Lot 2R, Lot 3, Lot 4, Lot 5, Lot 6R, Lot 7, and Drainfield Lot, Burlington Estates Subdivision, Section 14, T1S, R4E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Planned Unit Development / PU 06-04 with nineteen (19) conditions.

14. **MINOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PU 11-05:** Alan Farley. To review an accessory structure prior to a principal structure in the Spring Creek Acres Planned Unit Development in accordance with Section 213 of the Pennington County Zoning Ordinance.

Tract 43, Spring Creek Acres, Section 3, T2S, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Minor Planned Unit Development Amendment / PU 11-05 with six (6) conditions.

15. **CONDITIONAL USE PERMIT REVIEW / CU 15-20:** Mitch Morris. To review 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.

(Continued from the November 14, 2016, Planning Commission meeting.)

To recommend to continue the review of Conditional Use Permit / CU 15-20 to the January 9, 2017, Planning Commission meeting with three (3) conditions.

16. **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.

(Continued from the November 28, 2016, Planning Commission meeting.)

To recommend to continue Conditional Use Permit / CU 16-36 to the January 9, 2017, Planning Commission meeting.

END OF CONSENT CALENDAR

17. **COUNTY BOARD REPORT**

The Board of Commissioners will hear the November 14th and November 28th Planning Commission's recommendations at their December 6, 2016, Board meeting.

18. ITEMS FROM THE PUBLIC

19. ITEMS FROM THE STAFF

A. Proposed Wind and Solar Energy Ordinance.

20. ITEMS FROM THE MEMBERSHIP

21. 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.