

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
December 19, 2016 @ 2:00 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 January 3, 2017, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE DECEMBER 5, 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 02-08:** Ron Plender. To review a frame straightening business as a home occupation in a General Agriculture District in accordance with Section 205-C-6 of the Pennington County Zoning Ordinance.

E1/2E1/2E1/2W1/2SW1/4SW1/4 less ROW; E1/2E1/2SW1/4SW1/4 less ROW; W1/2W1/2SE1/4SW1/4 less ROW, Section 17, T2N, R10E, BHM, Pennington County, South Dakota..

To recommend to end Conditional Use Permit / CU 02-08 with the applicant's concurrence.

4. **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.

5. **CONDITIONAL USE PERMIT REVIEW / CU 15-36:** Donald and Margaret Norton. To review an existing shop building with living quarters to be used as a Guest House on the subject property in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 1, Knotty Pine Subdivision, Section 33, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 15-36 to the January 9, 2017, Planning Commission meeting in order for staff to meet with the applicants.

6. **CONSTRUCTION PERMIT REVIEW / CU 15-03:** Bituminous Paving; Bill Krakowski – Agent. To review a portable asphalt batch plant to be set up in the Pete Lien & Son’s gravel pit in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

GL1-4; PT of GL 5 East of Right-of-Way; and PT NE1/4NW1/4 East of Right-of-Way, Section 17, T1N, R14E, BHM, Pennington County, South Dakota

To recommend to end Construction Permit / CU 15-03 with the applicant’s concurrence.

7. **CONDITIONAL USE PERMIT / CU 16-40:** John and Polly Preston. To allow a caretaker’s residence on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Tract AR, Preston Subdivision, Section 18, T2S, R8E, BHM, Pennington County, South Dakota.

To recommend to continue Conditional Use Permit / CU 16-40 to the January 9, 2017, Planning Commission meeting with the applicants’ concurrence.

8. **CONDITIONAL USE PERMIT / CU 16-41:** Robert and Glenda Frank. 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.

Lot 5, Harrington Subdivision, Section 19, T2S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 16-41 with fourteen (14) conditions.

9. **CONDITIONAL USE PERMIT / CU 16-42:** Chase Gravatt. To allow for a single-wide mobile to be used as a single-family residence on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

NW1/4NW1/4SW1/4, Section 13, T2N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 16-42 with nine (9) conditions.

END OF CONSENT CALENDAR

10. **CONDITIONAL USE PERMIT / CU 16-38:** Tom and Terri Haggerty. To allow a townhome on the subject property in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot E3-E6; Lot F1-F6; Lot G1 Except That Portion of Said Lot Lying East of Co Rd; Lot G2-G5; Lot H5, Warren Lamb Subdivision, Section 18, T1N, R7E, BHM, Pennington County, South Dakota.

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

11. **VACATION OF EASEMENTS / VE 16-02:** Mountaintop Construction; Bob Brandt – Agent. To vacate a portion of a 20 foot underground power line easement for Lots 14 and 16 and to also vacate the 8 foot drainage and utility easement between Lots 14 and 15 and to also vacate the 8 foot drainage and utility easement between Lots 15 and 16 in accordance with the Pennington County Zoning Ordinance.

Lots 14, 15, and 16 of The Forks at Remington Ranch, Section 22, T1S, R6E, BHM, Pennington County, South Dakota.

12. **LAYOUT PLAT / PL 16-29:** Dakota Land and Cattle Company, LLC. To create Tract B1 and Tract B2 of The Ranch at Black Gap in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Balance of Tract B (also in Section 9), The Ranch at Black Gap, Section 8, T1S, R8E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Tract B1 and Tract B2, The Ranch at Black Gap, Sections 8 and 9, T1S, R8E, BHM, Pennington County, South Dakota.

13. REZONE / RZ 16-13 AND COMPREHENSIVE PLAN AMENDMENT / CA 16-10: Joseph Theberge. To rezone 20.00 acres from General Agriculture District to Limited Agriculture District and to amend the Pennington County Comprehensive Plan to change the Future Land Use from Planned Unit Development Sensitive and to Limited Agriculture District in accordance with Sections 205, 206, 213, and 508 of the Pennington County Zoning Ordinance.

W1/2NW1/4NW1/4, Section 13, T1N, R6E, BHM, Pennington County, South Dakota.

14. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from their November 14th and November 28th Planning Commission meetings.

1. SECOND READING OF PLANNED UNIT DEVELOPMENT / PU 16-03: Dan and Nancy Evangelisto.

The Seconding Reading was approved at the December 6, 2016, Board of Commissioner's meeting.

2. SECOND READING 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 Seconding Reading was approved at the December 6, 2016, Board of Commissioner's meeting.

15. ITEMS FROM THE PUBLIC

16. ITEMS FROM THE STAFF

- A. Ex-parte Communication.

17. ITEMS FROM THE MEMBERSHIP

18. 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.