

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**January 9, 2017 @ 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 January 17, 2017, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE DECEMBER 19, 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 10-40:** Jayne Heying-Bilka. To review a home occupation in an accessory structure in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

The SE1/4SW1/4 less Lot 3 of RC Airport Sub #4 and less ROW, Section 6, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 10-40 to the January 23, 2017, Planning Commission meeting to allow the applicant time to apply for a Building Permit.

4. **CONDITIONAL USE PERMIT REVIEW / CU 11-26:** Larry and Adelaide Fuss / Keith Lau. To review two accessory structures prior to a principal structure on Lot 1 and to allow three accessory structures prior to a principal structure on Lot 5 in accordance with Sections 207, 208, and 510 of the Pennington County Zoning Ordinance.

Lot 1 and Lot 5, Lau Subdivision, Section 9, TIN, R6E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 11-26 (for Lot 5) with the applicant's concurrence.

To recommend approval of the extension of Conditional Use Permit / CU 11-26 (for Lot 1) with six (6) conditions.

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.

(Continued from the December 19, 2016, Planning Commission meeting.)

To recommend to continue the review of Conditional Use Permit / CU 15-36 to the April 10, 2017, Planning Commission meeting with three (3) conditions.

6. **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.

(Continued from the December 19, 2016, Planning Commission meeting.)

To recommend approval of Conditional Use Permit / CU 16-40 with nine (9) conditions.

7. **CONSTRUCTION PERMIT / CP 16-14:** John and Kaye Duffield. To place fill on a sloped area to create a level, buildable area.

Lot 25R, Block 3, Moon Meadow Estates, Section 34, T1N, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CP 16-14 with seven (7) conditions.

8. **LAYOUT PLAT / PL 16-30 AND SUBDIVISION REGULATIONS VARIANCE / SV 16-06:** Greg Bolt; Grant Bolt – Agent. To create Lot 6R and Lot 7 of Back Road Subdivision and to waive platting requirements in accordance with Sections 400.1 and 700.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 6, Back Road Subdivision, Section 22, T1S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 6R and Lot 7, Back Road Subdivision, Section 22, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Subdivision Regulations Variance / SV 16-06 and approval of Layout Plat / PL 16-30 with twelve (12) conditions.

9. **MINOR PLAT / PL 16-31:** Three Forks Development Company, LLC. To combine Lot 14, Lot 15, and Lot 16 to create Lot 14R of The Forks at Remmington Ranch in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 14, Lot 15, and Lot 16 of The Forks at Remmington Ranch, Section 22, T1S, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 14R of The Forks at Remmington Ranch, Section 22, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Minor Plat / PL 16-31 with six (6) conditions.

10. **LAYOUT PLAT / PL 16-32:** William and Makaley Parsons. To create Lots A, B, and C of Knotty Pine Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 11 Revised, Knotty Pine Subdivision, Section 33, T1S, R7E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot A, Lot B, and Lot C, Knotty Pine Subdivision, Section 33, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Layout Plat / PL 16-32 with eleven (11) conditions.

11. **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 December 5, 2016, Planning Commission meeting.)

To recommend to continue Conditional Use Permit / CU 16-36 to the February 13, 2017, Planning Commission meeting.

**END OF CONSENT CALENDAR**

12. 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.

(Continued from the December 5, 2016, Planning Commission meeting.)

13. PLANNED UNIT DEVELOPMENT / PU 16-07: Karen Moore. To rezone 2.54 acres from Suburban Residential District to a Planned Unit Development District and to amend the Pennington County Comprehensive Plan to change the Future Land Use from Suburban Residential District to Planned Unit Development District in accordance with Sections 208, 508, and 213 of the Pennington County Zoning Ordinance.

Parcel A, Ewalt Subdivision, Section 22, T1S, R5E, BHM, Pennington County, South Dakota.

14. 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 December 5, 2016, Planning Commission meeting.)

15. CONDITIONAL USE PERMIT / CU 16-43: Stephen and Kristine Gullikson. To allow a home occupation to allow for an internet firearm sales and distribution business on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

W1/2N1/2S1/2SE1/4SW1/4, Section 15, T2N, R6E, BHM, Pennington County, South Dakota.

16. ORDINANCE AMENDMENT / OA 16-02: Pennington County. To amend Section 103 “Definitions”; Section 205 “General Agriculture District”; Section 206 “Limited Agriculture District”; Section 207 “Low Density Residential District”; Section 208 “Suburban Residential District”; Section 209 “General Commercial District”; Section 210 “Highway Service District”; Section 211 “Light Industrial District”; Section 212 “Heavy Industrial District”; Section 213 “Planned Unit Development District”; Section 317 “Wind Energy Systems” and Section 511 “Fees” of the Pennington County Zoning Ordinance.

17. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission’s recommendations from December 19, 2016, Planning Commission meeting.

18. ITEMS FROM THE PUBLIC

19. ITEMS FROM THE STAFF

A. Building Permit Report.

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.**