

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
February 27, 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 March 7, 2017, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE FEBRUARY 13, 2017, 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. **CONSTRUCTION PERMIT REVIEW / CP 16-02:** Hart Ranch Camping Resort Club. To review grading approximately 2.5 acres to expand an RV storage area in the southern portion of the lot.

Hart Ranch Camping Resort Parcel of Hart Ranch Development Subdivision, Section 18, T1S, R8E, BHM, Pennington County, South Dakota.

To recommend to end Construction Permit / CP 16-02 with the applicant's concurrence.

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 to continue the review of Conditional Use Permit / CU 15-29 to the March 13, 2017, Planning Commission meeting.

5. **REZONE / RZ 17-03 AND COMPREHENSIVE PLAN AMENDMENT / CA 17-03:** Tyler Schad; Renner Associates – Agent. To rezone 59.475 acres from General Agriculture District to Heavy Industrial District and to amend the Comprehensive Plan to change the Future Land Use from Low Density Residential District to Heavy Industrial

District in accordance with Sections 205, 207, 212, and 508 of the Pennington County Zoning Ordinance.

To rezone 10.010 acres from General Agriculture District to Limited Agriculture District and to amend the Comprehensive Plan to change the Future Land Use from Low Density Residential District to Limited Agriculture District in accordance with Sections 205, 206, 207, and 508 of the Pennington County Zoning Ordinance.

Commencing at the section 1/4 corner common to Sections 20 and 21, T2N, R8E, BHM, thence S 89°57'28" W, a distance of 33.06 feet, to a point on the westerly edge of section line right-of-way common to said Sections 20 and 21 and the point of beginning; Thence, first course: S 89°52'30" W, along the section 1/4 line, a distance of 2477.26 feet; Thence, second course: N 00°01'41" W, a distance of 1225.19 feet; Thence, third course: N 89°51'47" E, a distance of 1185.70 feet; Thence, fourth course: N 89°52'15" E, a distance of 153.22 feet; Thence, fifth course: S 00°00'26" W, a distance of 391.00 feet; Thence, sixth course: N 89°52'15" E, a distance of 1139.10 feet, to a point on the said westerly edge of section line right-of-way common to Sections 20 and 21; Thence, eighth course: S 00°00'26" W, along the said westerly edge of section line right-of-way, a distance of 834.53 feet, to the said point of beginning. Said Parcel contains 59.475 acres more or less.

Commencing at the northwesterly corner of Lot 1 of Blue Marlin Estates, Section 20, T2N, R8E, BHM., Pennington County, South Dakota, common to a point on the section 1/16th line, and the point of beginning; Thence, first course: S 00°00'26" W, along the westerly boundary of said Lot 1, a distance of 416.00 feet, to the south westerly corner of said Lot 1; Thence, second course: N 89°52'15" E, along the southerly boundary of said Lot 1, a distance of 1047.10 feet, to the southeasterly corner of said Lot 1; Thence, third course: N 89°52'15" E, a distance of 17.00 feet, to a point on the westerly edge of section line right-of-way common to Sections 20 and 21, T2N, R8E, BHM; Thence, fourth course: S 00°00'26" W, along the said westerly edge of section line right-of-way, a distance of 75.00 feet; Thence, fifth course: S 89°52'15" W, a distance of 1139.10 feet; Thence, sixth course: N 00°00'26" E, a distance of 391.00 feet; Thence, seventh course: S 89°52'15" W, a distance of 153.22 feet; Thence, eighth course: S 89°51'47" W, a distance of 1185.70 feet, Thence, ninth course: S 00°01'41" E, a distance of 1225.19 feet; to a point on the section 1/4 line; Thence, tenth course: S 89°52'30" W, along the said section 1/4 line, a distance of 140.00 feet, to the center 1/4 corner of Section 20, T2N, R8E, BHM; Thence, eleventh course: N 00°01'41" W, along the section 1/4 line, a distance of 1325.16 feet, to the section 1/16th line; Thence, twelfth course: N 89°51'47" E, along the said section 1/16th line, a distance of 1325.52 feet, to the section 1/16th corner; Thence, thirteenth course: N 89°52'15" E, along the said section 1/16th line, a distance of 228.46 feet, to the said point of beginning. Said Parcel contains 10.010 acres more or less.

To recommend to continue Rezone/ RZ 17-03 and Comprehensive Plan Amendment / CA 17-03 to the March 13, 2017, Planning Commission meeting.

6. **MINOR PLAT / PL 17-02 AND SUBDIVISION REGULATIONS VARIANCE / SV 17-02:** Dakota Land and Cattle Company, LLC. To create Lot 4 and Lot 5 of Block 4 of The Ranch at Black Gap and to waive platting requirements in accordance with Sections 400.3 and 700.1 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: Lot 4 and Lot 5 of Block 4 of The Ranch at Black Gap, Sections 8 and 9, T1S, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Subdivision Regulations Variance / SV 17-02 and approval of Minor Plat / PL 17-02 with eight (8) conditions.

7. **MINOR PLAT / PL 17-03 AND SUBDIVISION REGULATIONS VARIANCE / SV 17-03:** William and Makaley Parsons. To create Lots A, B, and C of Knotty Pine Subdivision and to waive platting requirements in accordance with Sections 400.3 and 700.1 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 Subdivision Regulations Variance / SV 17-03 and approval of Minor Plat / PL 17-03 with nine (9) conditions.

8. **MINOR PLAT / PL 17-01 AND SUBDIVISION REGULATIONS VARIANCE / SV 17-01:** Deborah Munyan. To create Lots 1 and 2 of Munyan Estates and to waive platting requirements in accordance with Sections 400.3 and 700.1 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.

To recommend approval of Subdivision Regulations Variance / SV 17-01 and approval of Minor Plat / PL 17-01 with ten (10) conditions.

END OF CONSENT CALENDAR

9. CONDITIONAL USE PERMIT / CU 17-02: Western Construction, Inc. To allow for a temporary portable asphalt batch plant and stockpile site on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

NE1/4; E1/2NW1/4; GL1 Less Lot A and Less ROW; E1/2SW1/4; SE1/4; GL3 LESS LOT 5; GL4 Less Lot 5, Less Lots 1, 2, 3 and Less ROW, Section 18, T1N, R9E, BHM, Pennington County, South Dakota.

(Continued from the February 13, 2017, Planning Commission meeting.)

10. VACATION OF EASEMENT / VE 17-01: William Grigg / Jennifer Kozel. To vacate 50 feet of an existing No Access Easement located along the interior of Lot 2 of Kozel Subdivision in accordance with the Pennington County Zoning Ordinance.

Lot 2, Kozel Subdivision, Section 15, T2N, R6E, BHM, Pennington County, South Dakota.

11. 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 December 19, 2016, Planning Commission meeting.)

12. CONDITIONAL USE PERMIT / CU 16-36: Enola Gorham; Patrick Smith – Agent. To allow two (2) duplex units 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 February 13, 2017, Planning Commission meeting.)

13. 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.

(Continued from the February 13, 2017, Planning Commission meeting.)

14. ORDINANCE AMENDMENT / OA 16-03: Pennington County. To amend Section 103 “Definitions”; Section 204-C “General District Provisions”, Section 205-B and C “General Agriculture District”; Section 206-B “Limited Agriculture District”; Section 207-B “Low Density Residential District”; Section 208-B “Suburban Residential District”; Section 209-B “General Commercial District”; Section 210-B “Highway Service District”; Section 211-B “Light Industrial District”; Section 212-B “Heavy Industrial District”; Section 213-D “Planned Unit Development District”; Section 312 “Signs, Billboards and Other Advertising Structures”; Section 314-C “Temporary Campgrounds and Assemblies of People”; Section 316-H-3 “Telecommunications Facility”; Section 508-B-4 “Zoning or Rezoning”; Section 509-D-3 “Variance”; Section 510-A-3 “Conditional Use Permits”; and Section 511-B “Fees” and Section 511-W-2 “Fees” of the Pennington County Zoning Ordinance.

(Continued from the January 23, 2017, Planning Commission meeting.)

15. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission’s recommendations from the February 13, 2017, Planning Commission meeting.

16. ITEMS FROM THE PUBLIC

17. ITEMS FROM THE STAFF

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.