

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
March 13, 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 21, 2017, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE FEBRUARY 27, 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. **CONDITIONAL USE PERMIT REVIEW / CU 85-25:** Loretta Parker. To review two mobile homes, one as a principal residence and one as a caretaker's residence, in accordance with Sections 204, 206-C-21, and 510 of the Pennington County Zoning Ordinance.

Lot 6, Hidden Springs Ranchettes, SW1/4 NW1/4, Section 6, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 85-25 to the March 27, 2017, Planning Commission meeting.

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.

(Continued from the February 27, 2017, Planning Commission meeting.)

To recommend to continue the review of Conditional Use Permit / CU 15-29 to the March 27, 2017, Planning Commission meeting with three (3) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 16-01:** Daniel Elliott. To review living in an existing cabin while building a new single-family residence on the subject property in a General Agriculture District in accordance with Sections 205, 318, and 510 of the Pennington County Zoning Ordinance.

All, Rubesite Lode MS 1987, Section 22, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-01 with seven (7) conditions.

6. **CONDITIONAL USE PERMIT / CU 17-04:** Zane Volmer. 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.

B39-B48 All; B57-B66 All, Block 39, Dakota City Subdivision, Section 2, T1S, R13E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 17-04 with nine (9) conditions.

7. **CONDITIONAL USE PERMIT / CU 17-05:** Delmar and Melissa Nelson. To allow a Vacation Home Rental on the subject property in a General Agriculture District in accordance with Sections 205, 319, and 510 of the Pennington County Zoning Ordinance.

Lot C of Lot 7 of Lot G of Lot 2, Reno Placer MS 823, Section 2, T2S, R4E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 17-05 with sixteen (16) conditions.

8. **CONDITIONAL USE PERMIT / CU 17-06:** CLSD, LLC; Rosenbaum's Signs - Agent. To allow for two additional internally, illuminated signs, located on existing sign structures, within 1,500 feet of a residential zoning district/ dwelling unit in a Highway Service District in accordance with Sections 210, 312, and 510 of the Pennington County Zoning Ordinance.

Lot 17, The Forks at Remmington Ranch Subdivision, Section 22, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 17-06 with (8) conditions.

9. **CONSTRUCTION PERMIT / CP 17-04**: City of Rapid City. To do site work for the east Rapid City water system expansion for the Morris Lane PRV Facility.

Lot B of Lot 1 Less Lot B-1, Lot B-2, Lot B-3 and ROW; GL 2 Less ROW, Section 19, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CP 17-04 with nine (9) conditions.

10. **CONSTRUCTION PERMIT / CP 17-05**: Anthony and Michele Griffith. To bring in fill to an area to level, gravel and allow for reclamation of the remaining area.

Balance of Lot 1 of NE1/4SW1/4; Lot 1 of SE1/4SW1/4; E1/2 of Lot A of SE1/4SW1/4; E1/2 of Lot A of NE1/4SW1/4 Adjacent to Lot 1, Section 29, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CP 17-05 with ten (10) 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

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

To recommend approval of Construction Permit / CP 16-13 with six (6) conditions.

12. **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 February 27, 2017, Planning Commission meeting.)

To recommend to continue Ordinance Amendment / OA 16-03 to the April 10, 2017, Planning Commission meeting.

END OF CONSENT CALENDAR

13. REZONE / RZ 17-03 AND COMPREHENSIVE PLAN AMENDMENT / CA 17-03: Tyler Schad; Renner & Associates – Agent. To rezone 40.00 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 29.485 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 2087.11 feet; Thence, second course: N 00°07'30" W, a distance of 834.38 feet; Thence, third course: N 89°52'15" E, a distance of 2089.04 feet, to a point on the said westerly edge of section line right-of-way common to Sections 20 and 21; Thence, fourth 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 40.000 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 2089.04 feet; Thence, sixth course: S 00°07'30" E, a distance of 834.38 feet, to a point on the section 1/4 line; Thence, seventh course: S 89°52'30" W, along the said section 1/4 line, a distance of 530.15 feet, to the center 1/4 corner of Section 20, T2N, R8E, BHM; Thence, eighth 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, ninth 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, tenth 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 29.485 acres more or less.

(Continued from the February 27, 2017, Planning Commission meeting.)

14. ORDINANCE AMENDMENT / OA 16-04: Ernest Getty; Tina Mulally – Agent. To amend Section 204-J-2 “Operating Permit”; Section 204-J-3-P “Service Providers/Liquid Waste Pumpers/Requirements”; Section 204-J-3-Q-v “Following the completion of the final evaluation by Pennington County, the system will then be registered with the

County and an Operating Permit issued”; and Section 204-J-4 “Exemption for Operating Permit” of the Pennington County Zoning Ordinance.

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

15. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission’s recommendations from the February 27, 2017, Planning Commission meeting, with the exception of:

- A. 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.

The Board of Commissioners denied the request.

- B. REZONE / RZ 17-01 AND COMPREHENSIVE PLAN AMENDMENT / CA 17-01: Jimmy and Alice Dehaai. To rezone 3.49 acres from Suburban Residential District to Highway Service District and to amend the Comprehensive Plan to change the Future Land Use from Suburban Residential District to Highway Service District.

The Board of Commissioners approved the Rezone request.

16. ITEMS FROM THE PUBLIC

17. ITEMS FROM THE STAFF

- A. Building Permit Report.

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.