

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**March 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 April 4, 2017, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE MARCH 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. **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.

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

To recommend approval of the extension of Conditional Use Permit / CU 85-25 with seven (7) conditions.

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 March 13, 2017, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 15-29 with five (5) conditions

5. **CONDITIONAL USE PERMIT REVIEW / CU 16-02:** Eva Olson. To review a single-wide mobile home to be used as a single-family residence in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

That PT of E1/2E1/2SW1/4NW1/4 lying S of Hwy 14-16 ROW less W 97 ft; SE1/4NW1/4 lying S of Hwy 14-16 ROW; SW1/4NE1/4 lying S of Hwy 14-16 ROW; That PT of SW1/4NE1/4 lying between I-90 and Hwy 14-16 ROW; That PT of E1/2E1/2NW1/4NW1/4 lying S of Hwy 14-16 ROW, Section 27, T2N, R10E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-02 with eight (8) conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 16-29:** Highmark, Inc. To review a contractor's storage yard on the subject property during the construction of the Rapid City Southside Sewer Line Project in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

NE1/4NE1/4, Section 27, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-29 with fourteen (14) conditions.

7. **CONSTRUCTION PERMIT REVIEW (ROAD DISTRICT) / CP 15-08:** Dan and Nancy Evangelisto (Summer Creek Road District). To review installation of a culvert and water line on the north end of Summer Creek Drive, improve portions of Siskin Loop and Carbon Loop and grade and maintain other existing roads within the District.

Custer Trails Subdivision, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Construction Permit (Road District) / CP 15-08 with eleven (11) conditions.

8. **CONSTRUCTION PERMIT REVIEW (SUMMER CREEK INN) / CP 15-09:** Dan and Nancy Evangelisto (Summer Creek Inn). To review grading and leveling an area of a hillside (Lots 10, 11, 12, 13 and 15) in order to construct a building (Lots 10 and 12); to stockpile material at other locations (Lot 27) between (Lots 34 and 35) of the property; and to level and grade an area for an overflow parking lot (Lot 45).

Lots 10, 11, 12, 13 and 15; Lot 27, Lots 34 and 35, and Lot 45 of Custer Trails Subdivision, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Construction Permit (Summer Creek Inn) / CP 15-09 with eleven (11) conditions.

9. **MINOR PLAT / PL 17-04:** Granite Point, LLC / Gene Quinn. To reconfigure lot lines to create Lots 15, 16, and 17 of Granite Point Subdivision in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lots A and B of Lot 6 and Lots A and B of Lot 7, Granite Point Subdivision, Section 10, T2S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 15, 16, and 17 of Granite Point Subdivision, Section 10, T2S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Minor Plat / PL 17-04 with seven (7) conditions.

10. **VACATION OF EASEMENT / VE 17-02:** Aaron Olson. To vacate a portion of the Utility and Access Easements located along the interior of Lots 12, 13, and 18 of Tract A of Sunnyside Acres Subdivision in accordance with the Pennington County Zoning Ordinance.

Lots 12, 13, and 18 of Tract A, Sunnyside Acres Subdivision, Sections 25 and 30, T2N, R4E and R5E, BHM, Pennington County, South Dakota

To recommend approval of Vacation of Easement / VE 17-02 with three (3) conditions.

#### **END OF CONSENT CALENDAR**

11. **LAYOUT PLAT / PL 17-07:** Fred Whiting. To create Lot H1 and Lot H2 and Well Easement of Rushmore Ranch Estates Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot H of Rushmore Ranch Estates Subdivision, Section 20, T2S, R7E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot H1 and Lot H2 and Well Easement of Rushmore Ranch Estates Subdivision, Section 20, T2S, R7E, BHM, Pennington County, South Dakota.

12. **PLANNED UNIT DEVELOPMENT AMENDMENT / PU 17-01:** Karen Moore. To amend the existing Planned Unit Developments to allow for a specialty / recreational resort for a Bed and Breakfast and events, such as: weddings, receptions, company picnics, family reunions, bridal and baby showers, and other types of small gatherings similar in nature, and additional RV sites in accordance with Section 213 of the Pennington County Zoning Ordinance.

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

13. ORDINANCE AMENDMENT / OA 17-01: Pennington County. To amend to Section 316-F-5-c-7 “Telecommunications Facility” of the Pennington County Zoning Ordinance.
14. MINOR PLAT / PL 17-05 AND SUBDIVISION REGULATIONS VARIANCE / SV 17-04: Cindy Dickmeyer (Robins Roost Cabins, LLC). To create Lot 1R and Lot 3 of Boyum Subdivision and to waive platting requirements in accordance with Section 400.3 and Section 700.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 1 of Boyum Subdivision, Section 21, T1S, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1R and Lot 3 of Boyum Subdivision, Section 21, T1S, R5E, BHM, Pennington County, South Dakota.

15. MINOR PLAT / PL 17-06 AND SUBDIVISION REGULATIONS VARIANCE / SV 17-05: Kelly Development / Ryan Kelly. To create Lots 3 through 6, Block 4, Sheridan Lake Highlands Subdivision and to waive platting requirements in accordance with Section 400.3 and Section 700.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Tract B less Sheridan Lake Highlands less ROW, Section 2, T1S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 3 through 6, Block 4, Sheridan Lake Highlands Subdivision, Section 2, T1S, R6E, BHM, Pennington County, South Dakota.

16. COUNTY BOARD REPORT

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

- 1 FIRST READING AND PUBLIC HEARING OF 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 rezone 10.010 acres from General Agriculture District to Limited Agriculture District.

This Item was continued to the April 4, 2017, Board of Commissioner’s meeting, per the Applicant’s request.

17. ITEMS FROM THE PUBLIC

18. ITEMS FROM THE STAFF

- A. FEMA Training / Certification.

19. ITEMS FROM THE MEMBERSHIP

20. 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.**