

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**April 10, 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 18, 2017, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE MARCH 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 85-09:** Donald Malon. To review a home occupation in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot A of Lot 1, Dakota Meadows Subdivision, Section 18, T1N, R7E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 85-09.

4. **CONDITIONAL USE PERMIT REVIEW / CU 01-11:** Ronald and Leslie Passons. To review a Bed and Breakfast as a Home Occupation in a Limited Agriculture District in accordance with Section 206-C-3 of the Pennington County Zoning Ordinance.

Lot 2 of Turbo Subdivision, Section 34, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 01-11 with nine (9) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 10-09:** Leonard and Sally Haberstroh; Jeff Haberstroh – Agent. To review a caretaker’s residence in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

All HES #313, Section 1, T2S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 10-09 with five (5) conditions

6. **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 January 9, 2017, Planning Commission meeting.)

To recommend to continue the review of Conditional Use Permit / CU 15-36 to the July 10, 2017, Planning Commission meeting, with five (5) conditions.

7. **MINING PERMIT REVIEW / MP 14-02:** Pennington County Highway Department. To review the excavation and extraction of gravel in a General Agriculture District in accordance with Sections 205 and 507 of the Pennington County Zoning Ordinance.

W1/2 of Section 6, T1N, R12E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Mining Permit / MP 14-02 with twelve (12) conditions.

8. **CONDITIONAL USE PERMIT / CU 17-07:** Conrad’s Signs; Dvorak Real Estate Holdings - Owner. To allow an internally, illuminated sign 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 2A of Lot 2, Strato Rim Estates, Section 7, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 17-07 with eight (8) conditions.

9. **REZONE / RZ 17-04 AND COMPREHENSIVE PLAN AMENDMENT / CA 17-04:** Curt Tuhy; Fisk Land Surveying – Agent. To rezone 5.77 acres from Low Density Residential District and Limited Agriculture District to Low Density Residential District and to rezone 10.06 acres from Limited Agriculture District and Low Density Residential

District to Limited Agriculture District and to amend the Comprehensive Plan to change the Future Land Use to Low Density Residential District and Limited Agriculture District located on Lot 2R and Lot 3 of Strato Rim Estates II, Section 7, T1S, R7E, BHM, Pennington County, South Dakota, in accordance with Sections 206, 207, and 508 of the Pennington County Zoning Ordinance.

Lot 2R and Lot 3 of Strato Rim Estates II, Section 7, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Rezone / RZ 17-04 and Comprehensive Plan Amendment / CA 17-04.

### **END OF CONSENT CALENDAR**

10. 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 March 13, 2017, Planning Commission meeting.)

11. 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.

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

12. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the March 27, 2017, Planning Commission meeting.

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.

Motion to approve carried 3-1. Second Reading will be held Tuesday, April 18th.

13. ITEMS FROM THE PUBLIC

14. ITEMS FROM THE STAFF

A. Building Permit Report.

15. ITEMS FROM THE MEMBERSHIP

16. 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.**