

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**May 8, 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 May 16, 2017, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE APRIL 24, 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 96-14:** Mark Hirsch. To review a manufactured home as a caretaker's residence in a Suburban Residential District in accordance with Sections 208-C and 510 of the Pennington County Zoning Ordinance.

Lot 3 of Tract 2 of NW1/4, Section 31, T1N, R7E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 96-14 to the June 12, 2017, Planning Commission meeting.

4. **CONDITIONAL USE PERMIT REVIEW / CU 13-09:** Beverly Sears. To review an accessory structure prior to a principal structure in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lots 22-23, Block 8, Silver City, Section 31, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 13-09 with five conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 15-38:** Mark or Ann Haubrich. To review living in an existing double-wide mobile home while building a single-family residence in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

NE1/4SE1/4, Section 28, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 15-38, as it is no longer needed.

6. **CONDITIONAL USE PERMIT / CU 17-09:** Wesley and Carrie Mentele. To allow a Vacation Home Rental on the subject property in a Low Density Residential District in accordance with Sections 207, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 6, Melchert Ranch Subdivision, Section 15, T2N, R3E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 17-09 with seventeen (17) conditions.

7. **CONDITIONAL USE PERMIT / CU 17-10:** Maurice and Sonja Crowley; VACO Vacation Rentals, LLC - Agent. To allow for a Vacation Home Rental on the subject property in a Suburban Residential District in accordance with Sections 208, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 5, Copper Oaks #2 Subdivision, Section 7, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 17-10 with fourteen (14) conditions.

8. **CONDITIONAL USE PERMIT / CU 17-11:** Gerard and Michele Mlinar; VACO Vacation Rentals, LLC - Agent. To allow for a Vacation Home Rental on the subject property in a Low Density Residential District in accordance with Sections 207, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 2A, Battle Creek Mountain Estates Subdivision, Section 17, T2S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 17-11 with fourteen (14) conditions.

9. **CONDITIONAL USE PERMIT / CU 17-12:** Debra Pimentel; VACO Vacation Rentals, LLC - Agent. To allow for a Vacation Home Rental on the subject property in a Low Density Residential District in accordance with Sections 207, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 13A less Lot H1, Battle Creek Mountain Estates Subdivision, Section 18, T2S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 17-12 with seventeen (17) conditions.

10. **CONDITIONAL USE PERMIT / CU 17-13:** Diana Bryant. To live in an existing residence, single-wide mobile home, while building a single-family residence on the subject property in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lots 5 and 6 of Lot L of E1/2SE1/4, Section 9, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 17-13 with nine (9) conditions.

11. **CONSTRUCTION PERMIT / CU 17-06:** City of Rapid City; Banner Associates – Agent. To install 6-inch, 8-inch and 12-inch water main to provide Rapid City potable water to the Valley View Estates Subdivision in accordance with Section 507 of the Pennington County Zoning Ordinance.

Tact B of E1/2SE1/4SW1/4, Section 29, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CU 17-06 with seven (7) conditions.

12. **MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 17-03:** Chris Hamm; KTM Design Solutions, Inc. To amend the existing Planned Unit Development Zoning Districts to allow for additional storage units; to allow the single-family residence to be used as a caretaker’s residence; and to allow future commercial uses and to allow a car wash facility in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot 2 of SE1/4SE1/4 Less Red Rock Estates and Less ROW; E1/2NE1/4SE1/4 Less Lot H1, Less ROW and Less that PT lying within Rapid City Boundaries; and That PT of W1/2NE1/4SE1/4 S of Portrush Road Less Red Rock Estates Less ROW, Section 29, T1N, R7E, BHM, Pennington County, South Dakota.

To recommend to continue Major Planned Unit Development Amendment / PU 17-03 to the May 22, 2017, Planning Commission meeting.

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

13. **CONDITIONAL USE PERMIT / CU 17-08:** Jeremiah and Angela Thomas. To operate a part-time sawmilling business on the subject property in a Low Density Residential District in accordance with Sections 204, 207, and 510 of the Pennington County Zoning Ordinance.

Tract 5, Leisure Hills Estates, Section 36, T1N, R3E, BHM, Pennington County, South Dakota.

(Continued from the April 24, 2017, Planning Commission meeting.)

14. MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 17-02: Cindy Dickmeyer (Robins Roost Cabins, LLC). To amend the existing Planned Unit Development in accordance with Section 213 of the Pennington County Zoning Ordinance.

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

15. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the April 24, 2017, Planning Commission meeting, with the exception of:

1. PLANNED UNIT DEVELOPMENT REVIEW / PU 09-02: Salvation Army. To review the Salvation Army Camp Planned Unit Development in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot B of Lot 1 of Lot C of Lot 8 of Lot E; Lot 2 of Lot C of Lot 8 of Lot E; and the unplatted portion of Lot C of Lot 8 of Lot E, Big Bend Placer MS 1442, Section 8, T1N, R6E, BHM, Pennington County, South Dakota.

Planning Commission recommend approval of the extension of Planned Unit Development / PU 09-02 with twenty (20) conditions.

The Board of Commissioners made a Motion to continue this Item.

16. ITEMS FROM THE PUBLIC

17. ITEMS FROM THE STAFF

- A. Building Permit Report.  
B. Update - Comprehensive Plan Meeting Workshops – June 20<sup>th</sup> through June 22<sup>nd</sup>.

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.**