

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
May 22, 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 June 6, 2017, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE MAY 8, 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 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.

(Continued from the May 8, 2017, Planning Commission meeting.)

To recommend to continue the review of Conditional Use Permit / CU 13-09 to the June 26, 2017, Planning Commission meeting.

4. **CONDITIONAL USE PERMIT REVIEW / CU 15-11:** Neil and Terry Foust. To review the use of an existing residence, as a temporary residence, while building a new single-family residence in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 1R (also in Section 7), Block 3, Paha Sapa High Country Tract 2, Section 18, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 15-11 to the June 12, 2017, Planning Commission meeting.

5. **CONDITIONAL USE PERMIT REVIEW / CU 16-37:** Wade and Shari Greseth. To review a Recreational Vehicle to be used as temporary living quarters, while building a single-family residence on the subject property in a Low Density Residential District in accordance with Sections 207 and 510 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 the extension of Conditional Use Permit / CU 16-37 with approval with twelve (12) conditions.

6. **CONSTRUCTION PERMIT REVIEW / CP 98-21:** Dakota Stone Company. To review the continued use of and expand the Crook Creek Quarry in accordance with Section 507 of the Pennington County Zoning Ordinance.

SE1/4SW1/4 of Section 13 and the NE1/4NW1/4 and the NW1/4NE1/4 of Section 24, all located in T2S, R3E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Construction Permit / CP 98-21 with four (4) conditions.

7. **CONSTRUCTION PERMIT REVIEW / CP 16-03:** West River Electric Association. To review grading the site for construction of a new electrical substation.

Lot 1 of SE1/4SE1/4, Section 25, T2N, R8E, BHM, Pennington County, South Dakota

To recommend to end Construction Permit / CP 16-03 with the applicant's concurrence.

8. **CONDITIONAL USE PERMIT AMENDMENT / CU 10-37:** Kolin and Michele Sperle. To amend an existing Conditional Use Permit to allow an existing caboose located on the subject property to be used as a seasonal cabin in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot C-15, Wolframite Estates, Section 34, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit Amendment / CU 10-37 with ten (10) conditions.

9. **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.

(Continued from the May 8, 2017, Planning Commission meeting.)

To recommend to continue Conditional Use Permit / CU 17-10 to the June 12, 2017, Planning Commission meeting.

10. **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.

(Continued from the May 8, 2017, Planning Commission meeting.)

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

11. **CONDITIONAL USE PERMIT / CU 17-14:** David and Laura Jones. To allow a Recreational Vehicle to be used as temporary living quarters while building a single-family residence 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, Forty Oaks Ranch Subdivision, Section 18, T2S, R7E, BHM, Pennington County, South Dakota.

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

12. **CONDITIONAL USE PERMIT / CU 17-15:** Jay and Luann Van Hunnik. To allow for a Bed and Breakfast in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot A of Panelized Placer Mining Claim in SE1/4NW1/4, Section 19, T2S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 17-15 with nineteen (19) conditions.

13. **CONDITIONAL USE PERMIT / CU 17-16:** School House, LLC / Larry Teuber. 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 1R, Block 4, Spring Canyon Estates Subdivision, Section 5, T1S, R7E, BHM, Pennington County, South Dakota.

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

14. **CONDITIONAL USE PERMIT / CU 17-17:** SC Meridian, LLC / Larry Teuber. 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 A, Block 4, Spring Canyon Estates Subdivision, Section 5, T1S, R7E, BHM, Pennington County, South Dakota.

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

15. **CONDITIONAL USE PERMIT / CU 17-18:** SC Meridian, LLC / Larry Teuber. 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 1R, Block 3, Spring Canyon Estates Subdivision, Section 5, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 17-18 with fifteen (15) conditions.

16. **CONDITIONAL USE PERMIT / CU 17-19:** SC Meridian, LLC / Larry Teuber. 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 6R, Block 3, Spring Canyon Estates Subdivision, Section 5, T1S, R7E, BHM, Pennington County, South Dakota

To recommend approval of Conditional Use Permit / CU 17-19 with fifteen (15) conditions.

17. **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 April 10, 2017, Planning Commission meeting.)

To recommend to deny without prejudice Ordinance Amendment / OA 16-03.

18. **LAYOUT PLAT / PL 17-08:** Dean and Patricia Farr. To combine two lots in order to create Lot 6C, Block D, Edelweiss Mountain Development Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 5 and Lot 6 (also in Section 20), Block D, Edelweiss Mountain Development Subdivision, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 6C (also in Section 20), Block D, Edelweiss Mountain Development Subdivision, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Layout Plat / PL 17-08 with eleven (11) conditions.

END OF CONSENT CALENDAR

19. **LAYOUT PLAT / PL 17-09:** Bradley and Gloria Groth; Howe Land Surveying. To reconfigure lot lines in order to create Lot 2R and Lot 3R of Harrington Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations

EXISTING LEGAL: Lot 2 and Lot 3, Harrington Subdivision, Section 19, T2S, R7E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 2R and Lot 3R, Harrington Subdivision, Section 19, T2S, R7E, BHM, Pennington County, South Dakota.

20. **LAYOUT PLAT / PL 17-10:** Tracy Spaans; Howe Land Surveying. To create Lots 3A and 3B, of Metz Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 3 of Tract A less RTY, Metz Addition, Section 10, T2S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 3A and 3B, Metz Addition, Section 10, T2S, R6E, BHM, Pennington County, South Dakota.

21. LAYOUT PLAT / PL 17-11: Delbert and Yvette Haskell; Howe Land Surveying. To create Lots A, B, and C of Tract 5 of Clear Creek Tracts in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Tract 5, Clear Creek Tracts, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots A, B, and C of Tract 5 of Clear Creek Tracts, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

22. CONDITIONAL USE PERMIT / CU 17-20: Melissa Masters. To allow a mobile large animal / home veterinary practice on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

NE1/4SW/14, Section 13, T1N, R9E, BHM, Pennington County, South Dakota.

23. 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.

(Continued from the May 8, 2017, Planning Commission meeting.)

24. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the May 8, 2017, Planning Commission meeting, with the exception of:

1. 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.

This Item was continued to the June 20, 2017, Board of Commissioner's meeting.

25. ITEMS FROM THE PUBLIC

26. ITEMS FROM THE STAFF

- A. 2017 National Planning Conference.
- B. 2017 Floodplain Conference.
- C. Planner I and Planner II.
- D. Section 312 - Signs, Billboards and Other Advertising Structures.
- E. Comprehensive Plan Meeting Workshops - June 20th through June 22nd.
- F. Planning Commission Packets.

27. ITEMS FROM THE MEMBERSHIP

28. 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.