

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
June 26, 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 July 11, 2017, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE JUNE 12, 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 22, 2017, Planning Commission meeting.)

To recommend to end Conditional Use Permit / CU 13-09 with the applicant's concurrence.

4. **CONDITIONAL USE PERMIT REVIEW / CU 13-10:** Bruce and Sandra Rampelberg. To review a Vacation Home Rental in a Limited Agriculture District in accordance with Sections 206, 319, and 510 of the Pennington County Zoning Ordinance.

The E1/2N1/2N1/2SE1/4NW1/4, Section 15, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 13-10 with the applicants' concurrence.

5. **CONDITIONAL USE PERMIT REVIEW / CU 16-15:** Tom or Lynne Distler. To review a Recreational Vehicle to be used as a temporary residence while building a single-family residence on the subject property in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot 1 of Tract A, Bonnita Subdivision, Section 21, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 16-15 to the July 24, 2017, Planning Commission meeting.

6. **CONDITIONAL USE PERMIT REVIEW / CU 16-17:** West River Electric; Ross Johnson - Agent. To review the expansion of an existing electrical substation in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

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

To recommend approval of the extension of Conditional Use Permit / CU 16-17 with nine (9) conditions.

7. **CONSTRUCTION PERMIT REVIEW / CU 16-05:** Pennington County Highway Department. To review the reconstruction of a slide area along Kelly Hill Road.

NE1/4, Section 30, T2N, R17E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Construction Permit / CU 16-05 with ten (10) conditions.

8. **CONDITIONAL USE PERMIT / CU 17-21:** Cricket Lawn Service. To allow for the storage of equipment for a lawn and landscaping business on the subject property in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot 1, B and G Subdivision, Section 15, T2N, R8E, BHM, Pennington County, South Dakota.

(Continued from the June 12, 2017, Planning Commission meeting.)

To recommend approval of Conditional Use Permit / CU 17-21 with fifteen (15) conditions.

9. **CONDITIONAL USE PERMIT / CU 17-23:** Cliff Dahl. To allow for an existing accessory structure to remain on the subject property to include the addition of a new pole frame building on the subject property in a Limited Agriculture District in accordance with Section 206 and 510 of the Pennington County Zoning Ordinance.

Lot 1, Windy Hollow Subdivision, Section 7, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend to continue Conditional Use Permit / CU 17-23 to the July 10, 2017, Planning Commission meeting.

10. **COMPREHENSIVE PLAN AMENDMENT / CA 17-05:** Kelly Development / Ryan Kelly. To amend the Pennington County Comprehensive Plan to change the Future Land Use from Heavy Industrial District to Planned Unit Development District in accordance with Sections 212, 213, and 508 of the Pennington County Zoning Ordinance.

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

(Continued from the June 12, 2017, Planning Commission meeting.)

To recommend approval of Comprehensive Plan Amendment / CA 17-05.

END OF CONSENT CALENDAR

11. **LAYOUT PLAT / PL 17-14:** Dave and Nancy Fisher. To combine eight lots in order to create Tract D Revised of the Circle B Ranch Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lots 1, 2, 3, 4, 5, and 6; and Tract C and Tract D of Circle B Ranch Subdivision, Section 28, T2N, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Tract D Revised of the Circle B Ranch Subdivision, Section 28, T2N, R5E, BHM, Pennington County, South Dakota.

12. **REZONE / RZ 17-05:** Deborah Munyan. To rezone 31.85 acres from General Agriculture District to Limited Agriculture District in accordance with Sections 205, 206, and 508 of the Pennington County Zoning Ordinance.

GL 1 less Bradsky Road; Section 4, T1S, R9E, BHM, Pennington County, South Dakota.

13. REZONE / RZ 17-06 AND COMPREHENSIVE PLAN AMENDMENT / CA 17-06: Patrick Foley. To rezone 2.1 acres from General Agriculture District to General Commercial District and to amend the Comprehensive Plan to change the Future Land Use to General Commercial District in accordance with Sections 205, 209, and 508 of the Pennington County Zoning Ordinance.

That Portion of Lot 2 of Government Lot 1 lying east of Highway 79; Lot AB-1 of Government Lot 1; and Lot AB-2 of Government Lot 1, all located in Section 5, T1S, R8E, BHM, Pennington County, South Dakota.

14. MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 17-04: Kelly Development / Ryan Kelly. To amend the existing Planned Unit Development in accordance with Section 213 of the Pennington County Zoning Ordinance.

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

(Continued from the June 12, 2017, Planning Commission meeting.)

15. COUNTY BOARD REPORT
The Board of Commissioners concurred with the Planning Commission's recommendations from the June 12, 2017, meeting.

The Board of Commissioners also made a Motion at their June 20th meeting to move their Wednesday, July 5th meeting to Tuesday, July 11th at 9 a.m.

16. ITEMS FROM THE PUBLIC

17. ITEMS FROM THE STAFF

A. Comprehensive Plan Update – Video.

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.