

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

ROLL CALL

1. RECOGNITION OF PLANNING COMMISSION MEMBERS - SIG ZVEJNIEKS AND BARBARA LANDERS
2. APPROVAL OF THE JUNE 26, 2017, MINUTES
3. 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.

4. **CONDITIONAL USE PERMIT REVIEW / CU 05-14:** Donald Straub. To review a single-wide manufactured home as a single-family residence in a Suburban Residential District in accordance with Sections 204, 208-C-19 and 510 of the Pennington County Zoning Ordinance.

N1/2 of Lot A of Lot 4; Lot B of Lot 4; Lot C of Lot 4, Section 15, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend to continue the extension of Conditional Use Permit / CU 05-14 to the July 24, 2017, Planning Commission meeting.

5. **CONDITIONAL USE PERMIT REVIEW / CU 05-27:** West River Electric Association. To review an electric power substation in a Limited Agriculture District in accordance with Section 206-C-11 of the Pennington County Zoning Ordinance.

Lot WR of NE1/4NE1/4, Section 15, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 05-27 with eleven (11) conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 15-13:** Richard and Delores Linstrom; Rod Linstrom – Agent. To review a ranch hand’s residence in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Part of Lot 1 Less Tract A and B (also in Section 35 and T2S, R4E Sections 2 and 3); Hunter Tract Being a Subdivision of Lot 1 of Reno Placer, Reno Placer MS #832, Section 34, T1S, R4E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 15-13 to the July 24, 2017, Planning Commission meeting.

7. **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.

To recommend approval of the extension of Conditional Use Permit / CU 15-36 with six (6) conditions.

8. **CONDITIONAL USE PERMIT / CU 16-07:** Ryan Nelsen. To review an existing accessory structure, a pole barn, to remain on the subject property prior to a principle structure in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot AR of Lot 2 Revised, Block 2, Thovson Subdivision, Section 19, T2S, R7E, BHM, Pennington County, South Dakota

To recommend to continue the review of Conditional Use Permit / CU 16-07 to the October 9, 2017, Planning Commission meeting with three (3) conditions.

9. **CONDITIONAL USE PERMIT REVIEW / CU 17-03:** McDaniel Trust; Susan McDaniel. To review a Vacation Home Rental on the subject property in a Limited Agriculture District in accordance with Sections 206, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 39, Oak Meadows Estates, Section 23, T2S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 17-03 with sixteen (16) conditions.

10. **CONSTRUCTION PERMIT REVIEW / CU 15-15:** Flack Trucking, Inc. To review the continuation of stockpiling soil, leveling the plowed fields, and removing soil from the property. The disturbed area is being returned to farm ground.

Balance of the W1/2SE1/4 less lot H7; SW1/4 less Lot H6 and less right-of-way, Section 23, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Construction Permit / CU 15-15 with eleven (11) conditions.

11. **CONDITIONAL USE PERMIT / CU 17-23:** Cliff Dahl. To allow for existing structures 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.

(Continued from the June 26, 2017, Planning Commission meeting.)

To recommend approval of Conditional Use Permit / CU 17-23 with seven (7) conditions.

12. **CONDITIONAL USE PERMIT / CU 17-26:** Grant Bolt; Greg Bolt – Agent. To allow a Recreation Resort Area on the subject property to include a maximum of 11 seasonal cabins, a manager’s residence, and a maintenance shop in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 4, Back Road Subdivision, Section 22, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend to deny without prejudice Conditional Use Permit / CU 17-23 with the applicant’s concurrence.

13. **CONDITIONAL USE PERMIT / CU 17-24:** Chace and Leslie Larsen. To allow an internally illuminated sign within 1,500 feet of a residential zoning district/dwelling unit in a General Agriculture District in accordance with Sections 312 and 510 of the Pennington County Zoning Ordinance.

(Also in Section 28), Midway Fraction Lode MS 2014, Section 27, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 17-24 with eight (8) conditions.

END OF CONSENT CALENDAR

14. CONDITIONAL USE PERMIT / CU 17-25: Donald Wojciechowski; Lisa Loerzel – Agent. To allow for one (1) pole barn and three (3) greenhouse structures in a Suburban Residential District located on the NW1/4NE1/4SW1/4 in Section 31, T1N, R7E, BHM; and to allow one (1) pole barn structure in a Suburban Residential District located on the E1/2 GL3, Section 31, T1N, R7E, BHM; and to allow the one (1) pole barn structure to remain on the E1/2 GL3, Section 31, T1N, R7E, BHM, when the principle structure is removed from the property in the future, in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

NW1/4NE1/4SW1/4, and E1/2 GL3, all located in Section 31, T1N, R7E, BHM, Pennington County, South Dakota.

15. CONSTRUCTION PERMIT / CP 17-08: Loerzel Construction. To construct a 650-foot-long driveway that will provide access to the subject property located in the NW1/4NE1/4SW1/4 of Section 31, T1N, R7E, BHM, Pennington County, South Dakota.

NW1/4NE1/4SW1/4 of Section 31, T1N, R7E, BHM, Pennington County, South Dakota.

16. LAYOUT PLAT / PL 17-15: Dustin Hunsaker / Gary Hunsaker. To create Lot 2 and Lot 3 of Lower Spring Creek Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: S1/2SE1/4 W of RR ROW less Lot 1 Lower Spring Creek Sub and less Old Folsom Road, Section 22, T1S, R8E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 2 and Lot 3 of Lower Spring Creek Subdivision, Section 22, T1S, R8E, BHM, Pennington County, South Dakota.

17. LAYOUT PLAT / PL 17-16: Tom or Stephanie Hill. To create Lot 2 and Lot 3 of Becher Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 1, Becher Subdivision, Section 25, T1S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 2 and Lot 3, Becher Subdivision, Section 25, T1S, R6E, BHM, Pennington County, South Dakota.

18. 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 26, 2017, Planning Commission meeting.)

19. COUNTY BOARD REPORT

The Board of Commissioners will hear the June 26th Planning Commission recommendations at their Tuesday, July 11th Board of Commissioner's meeting.

20. ITEMS FROM THE PUBLIC

21. ITEMS FROM THE STAFF

A. Building Permit Report.

22. ITEMS FROM THE MEMBERSHIP

23. 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.