

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
July 24, 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 August 1, 2017, at 10:30 a.m.

ROLL CALL

1. ELECTION OF OFFICERS
2. APPROVAL OF THE JULY 10, 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 01-01:** Charles and Ursula Brackett. To review a mobile home park in a Suburban Residential District in accordance with Section 208-C-2 of the Pennington County Zoning Ordinance.

The West 250' of the North 662.9' of the NW1/4SE1/4, Section 17, T2N, R7E, BHM, Pennington County, South Dakota.

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

To recommend to continue the review of Conditional Use Permit / CU 01-01 to the October 23, 2017, Planning Commission meeting.

5. **CONDITIONAL USE PERMIT REVIEW / CU 05-14:** Desirae Kursave. 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.

(Continued from the July 10, 2017, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 05-14 with eight (8) conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 12-16:** Jon and Penny Fosheim. To review a Vacation Home Rental in a Suburban Residential District in accordance with Sections 208, 319, and 510 of the Pennington County Zoning Ordinance.

Lots 30-32, Block 11, Silver City, Section 31, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 12-16.

7. **CONDITIONAL USE PERMIT REVIEW / CU 12-17:** Jon and Penny Fosheim. To review a Vacation Home Rental in a Suburban Residential District in accordance with Sections 208, 319, and 510 of the Pennington County Zoning Ordinance.

Lots 1-3, Block 11, Silver City, Section 31, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 12-17.

8. **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.

(Continued from the July 10, 2017, Planning Commission meeting.)

To recommend to end Conditional Use Permit / CU 15-13.

9. **CONDITIONAL USE PERMIT REVIEW / CU 16-05:** Spring Creek Hideaway, LLC / Brent and Pam Veurink. To review a Vacation Home Rental in a General Agriculture District in accordance with Sections 205, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 4, Peterson Subdivision MS 622, Section 11, T2S, R4E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 16-05 to the October 23, 2017, Planning Commission meeting.

10. **CONDITIONAL USE PERMIT REVIEW / CU 16-12:** TC Enterprises, Inc.; Todd Schuetzle – Agent. To allow bicycle rentals, ATV rentals, and a retail shop as neighborhood commercial in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot D of Lot 13, Rochford Townsite Patent Subdivision, Section 23, T2N, R3E, BHM, Pennington County, South Dakota..

To recommend approval of the extension of Conditional Use Permit / CU 16-12 with ten (10) conditions.

11. **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 approval of the extension of Conditional Use Permit / CU 16-15 with ten (10) conditions.

12. **CONDITIONAL USE PERMIT / CU 17-27:** Beverly Sears. To allow an existing 12' x 12' structure to be used as a single-family residence in a Suburban Residential District in accordance with Sections 204, 208, and 510 of the Pennington County Zoning Ordinance.

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

To recommend approval of Conditional Use Permit / CU 17-27 with six (6) conditions.

13. **CONSTRUCTION PERMIT REVIEW / CU 16-06:** Heavy Constructors. To review the removal and replacing of asphalt which will include regrading of the road within the mobile home park.

W1/2E1/2SE1/4SW1/4 Less Tract 1 of Vetsch Subdivision Less Lot H1 and Less Seger Drive; E1/2W1/2SE1/4SW1/4 Less Lot H1 and Less Seger Drive, Section 20, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend to end Construction Permit / CU 16-06.

14. **PLANNED UNIT DEVELOPMENT REVIEW / PU 08-04:** Linda Kramer. To review a Planned Unit Development to allow for three (3) additional cabins in a Planned Unit Development in accordance with Section 213 of the Pennington County Zoning Ordinance.

The N1/2 of the NE1/4 lying east of County Road, Section 18, T1N, R3E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Planned Unit Development / PU 08-04 with twelve (12) conditions.

15. **MINOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 17-06:** Hans Peter and Christine Streich; Fisk Land Surveying - Agent. To amend the existing Planned Unit Development to allow the road to be constructed with a 12-foot-wide minimum surface area width and 4 inches of gravel; that a maximum of 9 bedrooms be utilized in the bed and breakfast establishment with a maximum occupancy of 24 persons at any one time; to remove Condition #13; and that the specific uses of this Planned Unit Development be for a resort development consisting of a 9 bedroom bed and breakfast and a residential development not exceeding 1 residence per 10 acres in accordance with Section 213 of the Pennington County Zoning Ordinance.

N1/2NW1/4SE1/4; SW1/4NW1/4SE1/4, Section 14, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend to continue Minor Planned Unit Development Amendment / PU 17-06 to the August 14, 2017, Planning Commission meeting.

16. **PLANNED UNIT DEVELOPMENT REVIEW / PU 06-07:** Rapid City MHP, LLC. (Cimarron Mobile Home Park). To review a Planned Unit Development to allow a mobile home park in accordance with Section 213 of the Pennington County Zoning Ordinance.

Tract C of Lot B of NE1/4 NW1/4 less Pengra Subdivision, Section 17, T2N, R7E, BHM, Pennington County, South Dakota.

To recommend to continue Planned Unit Development Review / PU 06-07 to the August 14, 2017, Planning Commission meeting.

17. **VACATION OF PLAT / VP 17-01:** Walter Horton. To vacate the plat of Lot 5 (also in Sections 27 and 21) of Moon Ranch Subdivision in Section 28, T1S, R1E, BHM, Pennington County, South Dakota.

EXISTING LEGAL: Lot A in the NE1/4 of Section 22, T2N, R8E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: H.E.S. 551 in Sections 21, 27, and 28, T1S, R1E; less Lot 6 of Moon Ranch Subdivision, BHM, Pennington County, South Dakota.

To recommend to continue Vacation of Plat / VP 17-01 to the August 28, 2017, Planning Commission meeting.

END OF CONSENT CALENDAR

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 July 10, 2017, Planning Commission meeting.)

19. MINOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 17-05: Tanner Colburn. To amend the existing Sunset Ranch Planned Unit Development to reduce the setback from 25 feet to 12 feet along the west property line on the subject property in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot 3, Block 4, Sunset Ranch Subdivision, Section 32, T2N, R10E, BHM, Pennington County, South Dakota.

20. MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 16-01: Donna and Lyle Hartshorn. To rezone 4.38 acres from Highway Service District to a Planned Unit Development on Lot 4 of Tract E of Government Lot 2 of NW1/4SE1/4, NE1/4SW1/4 and SW1/4SE1/4, and to amend an existing Planned Unit Development to allow a farmer's market to include a maximum of 60 vendors, on the subject properties, in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot 4 of Tract E of Government Lot 2 of NW1/4SE1/4, NE1/4SW1/4 and SW1/4SE1/4; and NE1/4SE1/4 less Lot 1, Tract D of NW1/4SE1/4 less Lot 1, all located in Section 3, T1S, R7E, BHM, Pennington County, South Dakota.

21. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the June 26, 2017, Planning Commission meeting, with the exception of Layout Plat 17-14 (Dave and Nancy Fisher). This item was continued to perform additional research regarding Vick Drive.

The Board of Commissioners concurred with the Planning Commission's recommendations from the July 10, 2017, Planning Commission meeting.

22. ITEMS FROM THE PUBLIC

23. ITEMS FROM THE STAFF

24. ITEMS FROM THE MEMBERSHIP

25. 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.