

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
August 14, 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 September 5, 2017, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE JULY 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 00-29:** Lorraine and Doug Smith. To review a double-wide manufactured home as a caretaker's residence in a General Agriculture District in accordance with Sections 204-D and Section 510 of the Pennington County Zoning Ordinance.

E1/2S3/4NE1/4SW1/4; E1/2SE1/4SW1/4 Less that PT Lying S of Highway, Section 24, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend end Conditional Use Permit / CU 00-29 with the applicant's concurrence.

4. **CONDITIONAL USE PERMIT REVIEW / CU 10-19:** Tom Bodensteiner. To review an additional residence on the subject property as "housing for hired help" in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Unit 1, Bodensteiner Farm Condominium, Section 21, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 10-19 with eight (8) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 14-23:** Keystone Adventures, Inc.; Andrew Busse – Agent. To review a golf driving range and helipad in a Highway Service Zoning District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

The Unplatted Balance of Government Lot 16 less Right-of-Way; and the Unplatted Balance of Government Lot 21 less Right-of-Way, Section 31, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 14-23 with sixteen (16) conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 15-15:** Gerald Meredith. To review a caretaker's residence on the subject property in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot B of Lot 3 of SE1/4NE1/4, Section 9, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 15-15 with five (5) conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 15-31:** Kelly and Lana Jensen. To review living in an existing residence while building a new single-family residence in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot N Revised (Formerly Lot N and Lot 1 of H), Section 8, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 15-31 with the applicant's concurrence.

8. **CONDITIONAL USE PERMIT REVIEW / CU 16-22:** BH Power, Inc. / BH Electric Cooperative; Michael Pogany - Agent. To review a contractor's storage yard for the Teckla-Osage-Rapid City 230kV Transmission Line Project located in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Tract A less Lot H1, Substation Subdivision, Section 27, T1N, R3E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-22 with eight (8) conditions.

9. **CONDITIONAL USE PERMIT REVIEW / CU 16-24:** BH Power, Inc. / BH Electric Cooperative; Michael Pogany - Agent. To allow a contractor's storage yard for the Teckla-Osage-Rapid City 230kV Transmission Line Project located in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

SW1/4SE1/4, Section 20, T2N, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-24 with nine (9) conditions.

10. **MINOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PU 13-02:** Steven and Kay French. To review the existing Planned Unit Development to allow for nightly, weekly, and yearly rentals in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot RR, Johnson Siding Townsite, Section 31, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Planned Unit Development Amendment / PU 13-02 to the August 28, 2017, Planning Commission meeting.

11. **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.

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

To recommend to continue the review of Planned Unit Development / PU 06-07 to the September 11, 2017, Planning Commission meeting.

12. **CONSTRUCTION PERMIT / CP 17-09:** City of Rapid City; Banner Associates – Agent. To install 12 inch water main to provide water quality and supply looping capabilities to the East Rapid Water Users Region and Rapid City Regional Airport.

Section 13, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CP 17-09 with eight (8) conditions.

13. **CONDITIONAL USE PERMIT / CU 17-29**: Arch Duran. To allow for a Recreational Vehicle to be used as temporary living quarters on the subject property, for seasonal use from May 1st to October 1st, in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Lot 1 of Lot D of Lot 1 of S1/2SE1/4, Section 15, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 17-29 with twelve (12) conditions.

14. **CONDITIONAL USE PERMIT / CU 17-30**: Daniel Johnson, Highmark Properties, LLC; Charles Johnson – Agent. To allow for a single-family residence to be used as a Vacation Home Rental in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Lot A of Lot 1 less of Highway 385, Walker Placer MS 551, Section 12, T2S, R4E, BHM, Pennington County, South Dakota.

To recommend to continue Conditional Use Permit / CU 17-30 to the August 28, 2017, Planning Commission meeting.

15. **CONDITIONAL USE PERMIT / CU 17-31**: Jack Andersen. To allow a double-wide mobile home to be used as a caretaker's residence in a General Agriculture District in accordance with Sections 205, and 510 of the Pennington County Zoning Ordinance.

NE1/4; W1/2NW1/4; SE1/4NW1/4; SW1/4; SE1/4; Section 20, T2S, R14E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 17-31 with eight (8) conditions.

16. **CONDITIONAL USE PERMIT / CU 17-32**: Charles Ferrin. To live in an existing single-family residence while constructing a new single-family residence and to allow the existing single-family residence to remain as storage on the subject property due to historical age in a General Agriculture District in accordance with Sections 205, and 510 of the Pennington County Zoning Ordinance.

SW1/4; Section 26, T1S, R6E, BHM, Pennington County, South Dakota

To recommend approval of Conditional Use Permit / CU 17-32 with nine (9) conditions.

17. **MINOR PLAT / PL 17-18 AND SUBDIVISION REGULATIONS VARIANCE / SV 17-07:** Tracy Spaans. To create Lots 3A and 3B of Metz Subdivision and to wave platting requirements in accordance with Section 400.3 and Section 700.1 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.

To recommend approval of Subdivision Regulations Variance / SV 17-07 and approval of Minor Plat / PL 17-18 with ten (10) conditions.

18. **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.

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

To recommend to continue Minor Planned Unit Development Amendment / PU 17-06 to the August 28, 2017, Planning Commission meeting in order for the request to be readvertised.

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.

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

To recommend to continue Minor Planned Unit Development Amendment / PU 17-05 to the August 28, 2017, Planning Commission meeting, with the applicant's concurrence.

END OF CONSENT CALENDAR

20. LAYOUT PLAT / PL 17-19: Laura Pankratz; Ken Nash – Agent. To create Lot B of Pankratz Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: SE1/4SW1/4 LESS NE1/4NE1/4SE1/4SW1/4; That PT of SW1/4SW1/4 Lying South of Right-of-Way; NE1/4NE1/4SW/14SE1/4, Section 22, T1S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot B of Pankratza Subdivision, Section 22, T1S, R6E, BHM, Pennington County, South Dakota.

21. CONDITIONAL USE PERMIT / CU 17-28: Laura Pankratz; Ken Nash – Agent. To allow for three existing signs to be relocated on the subject property, to allow for the three existing signs to be located within 1,500 feet of a residential zoning district/dwelling unit, and to allow for the three existing signs to be located closer to each other than the requirement of no signs shall be located no closer than 1,500 feet from all other signs in a Highway Service District in accordance with Sections 210, 312, and 510 of the Pennington County Zoning Ordinance.

SE1/4SW1/4 LESS NE1/4NE1/4SE1/4SW1/4; That PT of SW1/4SW1/4 Lying South of Right-of-Way; NE1/4NE1/4SW/14SE1/4, Section 22, T1S, R6E, BHM, Pennington County, South Dakota.

22. LAYOUT PLAT / PL 17-17: Castle Creek Enterprises; Mark Ruddeforth – Agent. To create Lots A and Lot B of Ruddeforth Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Outlot 1 of Lot 17 and 30 feet of Right-of-Way and Lot 17 less Outlot 1 and Right-of-Way (also in Section 3), Section 2, T1S, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots A and Lot B of Ruddeforth Subdivision, Section 2, T1S, R5E, BHM, Pennington County, South Dakota.

23. REZONE / RZ 17-07 AND COMPREHENSIVE PLAN AMENDMENT / CA 17-07: Castle Creek Enterprises; Mark Ruddeforth – Agent. To rezone 4.77 acres from Suburban Residential District to General Commercial District and to amend the Comprehensive Plan to change the Future Land Use from Suburban Residential District to General Commercial District in accordance with Sections 208, 209, and 508 of the Pennington County Zoning Ordinance.

Outlot 1 of Lot 17 and 30 feet of RTY, Saxon Placer MS 1250 Subdivision, Section 2, T1S, R5E, BHM, Pennington County, South Dakota.

24. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the July 24, 2017, Planning Commission meeting.

25. ITEMS FROM THE PUBLIC

26. ITEMS FROM THE STAFF

A. Building Permit Report.

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.