

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
August 28, 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 AUGUST 14, 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 12-04:** Nancy Kimball. To review a multi-family dwelling unit (tri-plex) in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

SW1/4SW1/4SW1/4NW1/4 of Section 16, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 12-04 with five (5) conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 12-27:** Mike Dressler. To review a Vacation Home Rental in a Suburban Residential District in accordance with Sections 207, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 4R (also in Section 13), Block 3, Alpine Acres Meadow, Section 14, T2N, R4E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 12-27 to the November 13, 2017, Planning Commission meeting.

5. **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.

(Continued from the August 14, 2017, Planning Commission.)

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

6. **CONDITIONAL USE PERMIT REVIEW / CU 16-18:** Steve and Kathryn Venteicher. To review a Vacation Home Rental on the subject property in a Low Density Residential District in accordance with Sections 207-C-18, 319, and 510 of the Pennington County Zoning Ordinance.

Lot A Revised of Lot 15, Stratmeyer Addition, Section 14, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-18 with sixteen (16) conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 16-20:** Perry or Vicki Van Newkirk. To review an accessory structure, a pole barn, prior to a principal structure on the subject property in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 48 (includes 48A), Burns Placers #697, Section 14, T1S, R4E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 16-20 to the September 11, 2017, Planning Commission meeting.

8. **CONDITIONAL USE PERMIT REVIEW / CU 16-21:** Jeff Liddell / Liddell Family Trust. To review an accessory structure (barn) prior to a primary structure and to also allow an RV to be used as temporary living quarters during future construction of the barn and single-family residence on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

All of Sunrise Fraction Lode MS 531, Section 33, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-21 with fifteen (15) conditions.

9. **CONDITIONAL USE PERMIT REVIEW / CU 16-23:** Charles and Mary Pringle. To review a Recreational Vehicle to be used as temporary living quarters during the summer months on the subject property in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Tract 6, Slate Creek Subdivision, Section 36, T1N, R3E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-23 with ten (10) conditions.

10. **CONDITIONAL USE PERMIT REVIEW / CU 16-26:** Terry Sager. 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.

Lot 8, Olson Park Subdivision #2, Section 35, T1N, R3E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-26 with eleven (11) conditions.

11. **CONDITIONAL USE PERMIT REVIEW / CU 17-02:** Western Construction. To review a temporary portable asphalt batch plant and stockpile site on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

NE1/4; E1/2NW1/4; GL1 Less Lot A and Less ROW; E1/2SW1/4; SE1/4; GL3 LESS LOT 5; GL4 Less Lot 5, Less Lots 1, 2, 3 and Less ROW, Section 18, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 17-02 with twelve (12) conditions.

12. **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.

(Continued from the August 14, 2017, Planning Commission meeting.)

To recommend to continue Conditional Use Permit / CU 17-30 to the November 13, 2017, Planning Commission meeting.

13. **CONDITIONAL USE PERMIT / CU 17-33:** Bituminous Paving/Terry Sewell. To allow a temporary hot mix asphalt batch plant / stockpile site and contractor's storage area for contract work in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

That PT of W1/2SE1/4 and that PT of SE1/4SE1/4 located E of Highway 385 less Forest View Subdivision less Lot H1, Section 28, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 17-33 with twelve (12) conditions.

14. **CONDITIONAL USE PERMIT / CU 17-34:** Sherri Wilkie. To allow a single-wide mobile home to be used as a permanent, single-family residence on the subject property in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot A of Lot 10, Block 8, Eastern Acres Subdivision, Section 11, T1N, R8E, BHM, Pennington County, South Dakota

To recommend approval of Conditional Use Permit / CU 17-34 with nine (9) conditions.

15. **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.

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

To recommend approval of Vacation of Plat / VP 17-01 with four (4) conditions.

16. **VACATION OF EASEMENT / VE 17-04:** Dana Rogers. To vacate / relocate an existing access easement and to add a forty (40) foot wide private access easement.

Tract 6 (also in Section 32), Summit Peak Estates Subdivision, Section 33, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend to continue Vacation of Easement / VE 17-04 to the September 11, 2017, Planning Commission meeting.

17. **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.

(Continued from the August 14, 2017, Planning Commission.)

To recommend approval of the extension of Minor Planned Unit Development Amendment / PU 13-02 with nine (9) 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 10 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 10 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 August 14, 2017, Planning Commission.)

To recommend approval of Minor Planned Unit Development Amendment / PU 17-06 with thirteen (13) conditions.

END OF CONSENT CALENDAR

19. **MINOR PLAT / PL 17-22:** Greg Bolt; Grant Bolt – Agent. To create Lot 6R and Lot 7 of Back Road Subdivision in accordance with Sections 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 6, Back Road Subdivision, Section 22, T1S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 6R and Lot 7, Back Road Subdivision, Section 22, T1S, R6E, BHM, Pennington County, South Dakota.

20. 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 August 14, 2017, Planning Commission.)

21. LAYOUT PLAT / PL 17-21: Carol Marso; D.C. Scott Surveyors – Agent. To create Lots 1-4 of Redfern Valley Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: S1/2 of SE1/4 of SW1/4 Less Lot 1 of Maewest Subdivision; C A Anderson Tract in SE1/4SW1/4, Section 33, T1N, REE, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 1-4 of Redfern Valley Subdivision, Section 33, T1N, REE, BHM, Pennington County, South Dakota.

22. REZONE / RZ 17-08: Alfred and Paige Dial. To rezone 5.64 acres from Light Industrial District to Suburban Residential District in accordance Sections 208, 211, and 508 of the Pennington County Zoning Ordinance.

Lot 3 and Lot 4, G-S Subdivision, Section 23, T2N, R8E, BHM, Pennington County, South Dakota.

23. 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; NE1/4NE1/4SW1/4SE1/4, Section 22, T1S, R6E, BHM, Pennington County, South Dakota.

(Continued from the August 14, 2017, Planning Commission.)

24. COUNTY BOARD REPORT
The Board of Commissioners will hear the August 14, 2017, Planning Commission's recommendations at their Tuesday, September 5, 2017, meeting.

25. ITEMS FROM THE PUBLIC
26. ITEMS FROM THE STAFF
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.