

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**September 25, 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 October 3, 2017, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE SEPTEMBER 11, 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 12-22:** Steve and Dorothy Wilkison. To review multiple RV sites to be used on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

NE1/4SW1/4 less DW Hansen Tract, less Tract Sires and less ROW, Section 33, T1N, R4E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 12-22 to the October 23, 2017, Planning Commission meeting, with the applicants' concurrence.

4. **CONDITIONAL USE PERMIT REVIEW / CU 15-28:** Michael or Erika Radtke; Kathleen Kaul – Owner. To review a single-wide mobile home to be used as a ranch hand's residence on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Pt of S1/2SE1/4 lying South of Highway less right-of-way and less Tract A, Wiese Addition, Section 35, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 15-28 with eight (8) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 16-20:** Perry or Vicki Van Newkirk. To review a pole barn constructed prior to a residential 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 January 22, 2018, Planning Commission meeting to allow the applicant time to combine two lots into one.

6. **CONDITIONAL USE PERMIT REVIEW / CU 16-25:** Alvin or Sharon Gullickson; Collin Goodwin/Thrive Properties, LLC – Agent. 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.

Tract 4, Annie Lode MS 1721, Section 21, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 16-25 to the October 23, 2017, Planning Commission meeting.

7. **CONDITIONAL USE PERMIT REVIEW / CU 16-28:** Chace and Leslie Larsen. To review a Recreation Resort Area on the subject property in a General Agriculture District in accordance with Sections 205 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 the extension of Conditional Use Permit / CU 16-28 with nineteen (19) conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CU 16-30:** Carol and Paul Niemann. To review an accessory structure, pole barn, prior to a primary structure on the subject property in a General Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot O of SE1/4SE1/4, Section 15, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-30 with eleven (11) conditions.

9. **CONDITIONAL USE PERMIT REVIEW / CU 16-32:** Lynn and Gloria Smith. To review an existing single-family residence to be used as a ranch hand's residence in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

GL 2 Less ROW; S1/2NE1/4; SE1/4 Less 1AC and PT Lot 1 S of RR ROW, Section 2, T1N, R11E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-32 with seven (7) conditions.

10. **CONDITIONAL USE PERMIT REVIEW / CU 16-33:** Clinton Nulle. To review 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 5C of Lot DR of Lot 6 of Lot L, Nelson Acres Subdivision, Section 23, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 16-33 to the December 18, 2017, Planning Commission meeting.

11. **PLANNED UNIT DEVELOPMENT REVIEW / PU 93-01:** George Bieber. To review a recreational resort in a Planned Unit Development in accordance with Section 213 of the Pennington County Zoning Ordinance.

NE1/4NE1/4, Section 11, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Planned Unit Development / PU 93-01 with six (6) conditions.

12. **PLANNED UNIT DEVELOPMENT REVIEW / PU 04-08:** 6S Properties, LLC. To review a Planned Unit Development that allows for up to five (5) residential lots and a neighborhood commercial area in accordance with Section 213 and 508 of the Pennington County Zoning Ordinance.

The unplatted portion of SE1/4 south of Highway 44, Section 11, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Planned Unit Development / PU 04-08 with eight (8) conditions.

13. **CONDITIONAL USE PERMIT / CU 17-35:** Carolyn Hunt. To allow for a single-wide mobile to be used as a single-family residence on the subject property in a Suburban Residential District in accordance with Sections 208, 304 and 510 of the Pennington County Zoning Ordinance.

Lot C, Block 1, Sathe Subdivision, Section 15, T2N, R08E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 17-35 with nine (9) conditions.

#### **END OF CONSENT CALENDAR**

14. **MAJOR PLANNED UNIT DEVELOPMENT / PU 17-08:** Eugene and Julie Kleindl; Julie Aughenbaugh - Agent. To amend the existing Rushmore Ranch Estates Planned Unit Development to change the use of Tract 43 from commercial to residential and to allow the use of a Bed and Breakfast on the subject property in accordance with Section 213 of the Pennington County Zoning Ordinance.

Tract 43, Rushmore Ranch Estates Subdivision, Section 20, T2S, R7E, BHM, Pennington County, South Dakota.

15. **MINOR PLAT / PL 17-26 AND SUBDIVISION REGULATIONS VARIANCE / SV 17-09:** Dean and Patricia Farr. To combine two lots in order to create Lot 6 Revised, Block D, Edelweiss Mountain Development Subdivision and to waive platting requirements in accordance with Section 400.3 and Section 700.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 5 and Lot 6 (also in Section 20), Block D, Edelweiss Mountain Development Subdivision, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 6 Revised, Block D, Edelweiss Mountain Development Subdivision, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.

16. **LAYOUT PLAT / PL 17-27 AND SUBDIVISION REGULATIONS VARIANCE / SV 17-10:** Koenig Family Trust; Sheila Watkins – Trustee. To create Lot A of Edelweiss Mountain Development No. 2 and to waive platting requirements in accordance with Section 400.1 and Section 700.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 1-3 (also in Section 20) (S1/2 of 17; N1/2 of 20), Block D, Edelweiss Mountain Development Subdivision, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot A, Edelweiss Mountain Development No. 2 Subdivision, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.

17. LAYOUT PLAT / PL 17-25: John and Lindsay Richardson; Andersen Engineers, Inc. – Surveyor/Engineer. To reconfigure lot lines to create Tract 52 Revised and Tract 53 Revised of Spring Creek Acres Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: That Part of Tract 53 in Section 3; That Part of Tract 52 in Section 3; That Part of Tract 52 in Section 10; and That Part of Tract 53 in Section 10, all located in Spring Creek Acres Subdivision, Sections 3 and 10, T2S, R8E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL Tract 52 Revised and Tract 53 Revised of Spring Creek Acres Subdivision, Sections 3 and 10, T2S, R8E, BHM, Pennington County, South Dakota.

18. COUNTY BOARD REPORT  
The Board of Commissioners concurred with the Planning Commission's recommendations from their August 14th and August 28th Planning Commission meetings, with the exception of Vacation of Plat (Walter Horton). This item was continued at the request of the Board and will be heard at the September 21<sup>st</sup> Board of Commissioner's meeting.
19. ITEMS FROM THE PUBLIC
20. ITEMS FROM THE STAFF
  - A. Comprehensive Plan Meetings – Update.
21. ITEMS FROM THE MEMBERSHIP
22. 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.**