

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
October 9, 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 17, 2017, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE SEPTEMBER 25, 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 91-59:** Melissa Ehrhardt. To review a single-wide mobile home as a single-family residence in a Suburban Residential District in accordance with Section 208-C-19 of the Pennington County Zoning Ordinance.

Tract C of Tract 6, Berger Subdivision, Section 14, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 91-59 with (four) conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 99-36:** Dan and Renee Sims. To allow a mobile home park in a Suburban Residential District in accordance with Section 208-C-2 and Section 305 of the Pennington County Zoning Ordinance.

Lot 1 of the NW1/4SE1/4, Section 28, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 99-36 with eleven (11) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 13-22:** Dudley and Ila LaPointe. To review a single-wide mobile home to be used as a single-family residence in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 25, Block 7, Green Valley Estates, Section 23, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 13-22 with nine (9) conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 15-24:** Founding Fathers, LLC / Don Perdue. To review a bell tower sign to be 50 feet tall with the total height of the letters to be 35 feet tall in a Highway Service District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

Lot A of SW1/4SW1/4; Lot A1 of Lot H2 of SW1/4SW1/4; Section 3, T1S, R7E, BHM, Pennington County, South Dakota.

(Continued from the September 11, 2017, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 15-24 with seven (7) conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 16-27:** Gene and Carllen Van Der Wert; Collin Goodwin – Agent (Thrive Properties, LLC). 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 K, Brechtel #1 Subdivision, Section 34, T1S, R5E, BHM, Pennington County, South Dakota

(Continued from the September 22, 2017, Planning Commission meeting.)

To recommend to end Conditional Use Permit / CU 16-27.

8. **CONSTRUCTION PERMIT REVIEW / CP 16-12:** City of Rapid City. To review an open cut and bore installation of pvc pipe for water main extension for the City of Rapid City, north of Southside Drive to Morris Lane.

Section 19, T1N, R9E and Sections 24 and 25, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend to end Construction Permit / CP 16-12 with the applicant's concurrence.

9. **CONDITIONAL USE PERMIT REVIEW / 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-1 of Lot 2 Revised, Block 2, Thovson Subdivision, Section 19, T2S, R7E, BHM, Pennington County, South Dakota

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

To recommend to end Conditional Use Permit / CU 16-27.

END OF CONSENT CALENDAR

10. **CONDITIONAL USE PERMIT / CU 17-36:** Garrett and Katelyn Shields (Hinterwood, LLC). To allow a Recreational Resort to include the use of the existing Bed and Breakfast and to rent the lower portion of it and the addition of a maximum of 8 seasonal guest cabins on the subject property in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance

Lot B of Government Lot 2 NW1/4NE1/4, Feldman Subdivision, Section 2, T2S, R5E, BHM, Pennington County, South Dakota.

11. **LAYOUT PLAT / PL 17-30:** Aanenson Four, LLC; Richard Huffman – Agent. To combine four lots to create Aanenson Lot A in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 18 and the W40' of Lot 19 in Big Bend Placer MS 1442; The W40' of Lot A of Lot 19 in Fort Meade Placer MS 244; Lot 17 Revised of Lot A of Big Bend Placer MS 1442; and Tract 0010 less Lot 1 of Rehwaldt Subdivision, all located in Section 8, T1N, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Aanenson Lot A, Section 8, T1N, R6E, BHM, Pennington County, South Dakota.

12. **CONDITIONAL USE PERMIT / CU 17-37:** Ken and Nancy Denke. To live in an existing camper while building a single-family residence or cabin on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

All, Hidden Treasure Lode MS 607, Section 26, T1N, R4E, BHM, Pennington County, South Dakota.

13. LAYOUT PLAT / PL 17-29: Lardeo Holdings, LLC; Ryan Kaski. To reconfigure lot lines to create Lots 9A, 9B, 12A, 12B, 13A, 13B, 17A, 17B, 18A, and 18B, Block 6, Sunset Ranch Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lots 9, 12, 13, 17, 18, Block 6, Sunset Ranch Subdivision, Section 33, T2N, R10E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 9A, 9B, 12A, 12B, 13A, 13B, 17A, 17B, 18A, and 18B, Block 6, Sunset Ranch Subdivision, Section 33, T2N, R10E, BHM, Pennington County, South Dakota.

14. COUNTY BOARD REPORT
The Board of Commissioners concurred with the Planning Commission's recommendations from their September 25, 2017, Planning Commission meeting.

15. ITEMS FROM THE PUBLIC

16. ITEMS FROM THE STAFF

- A. Building Permit Report.
- B. Comprehensive Plan Meetings – Update.

17. ITEMS FROM THE MEMBERSHIP

18. 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.