

***REVISED* - AGENDA**
PENNINGTON COUNTY PLANNING COMMISSION
November 13, 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 November 21, 2017, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE OCTOBER 23, 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 84-48: Monique Newcomb / Tammy Murner. To review a mobile home in a Suburban Residential District in accordance with Sections 208-C and 510 of the Pennington County Zoning Ordinance.

Lot 9, Block 1, Pine Cliff Subdivision, Section 31, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 84-48 with owner's concurrence.

4. CONDITIONAL USE PERMIT REVIEW / CU 96-27: Gabrielle Miller. To review a single-wide mobile home in a Suburban Residential District in accordance with Sections 208-C and 510 of the Pennington County Zoning Ordinance.

Lot 9, Block 2, Pine Cliff Subdivision, Section 31, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 96-27 with the owner's concurrence.

5. **CONDITIONAL USE PERMIT REVIEW / CU 11-25:** Jeff or Karyn Storm. To review an on premise occupation (remanufacturing of ammunition) in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 5, Block 2, Winton Subdivision, Section 26, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 11-25 with eight (8) conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 14-25:** Jeff DeVeny. To review two storage units to be located on the subject property in a Highway Service Zoning District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

Lot 2 of Lot D, Murray Subdivision, Section 21, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 14-25 with twelve (12) conditions.

7. **MINOR PLAT / PL 17-39 AND SUBDIVISION REGULATIONS VARIANCE / SV 17-12:** Bradley and Gloria Groth; Howe Land Surveying. To reconfigure lot lines in order to create Lot 2R and Lot 3R of Harrington Subdivision and to waive platting requirements in accordance with Sections 400.3 and 700.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 2 and Lot 3, Harrington Subdivision, Section 19, T2S, R7E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 2R and Lot 3R, Harrington Subdivision, Section 19, T2S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Subdivision Regulations Variance / SV 17-12 and approval of Minor Plat / PL 17-39 with ten (10) conditions.

8. **MINOR PLAT / PL 17-40 AND SUBDIVISION REGULATIONS VARIANCE / SV 17-13:** Laura Pankratz; Ken Nash – Agent. To create Lot 1 of Pankratz Subdivision and to waive platting requirements in accordance with Sections 400.3 and 700.1 of the Pennington County Subdivision Regulations.

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

PROPOSED LEGAL: Lot 1 of Pankratz Subdivision, Section 22, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Subdivision Regulations Variance / SV 17-13 and approval of Minor Plat / PL 17-40 with eight (8) conditions.

9. **REZONE / RZ 17-09 AND COMPREHENSIVE PLAN AMENDMENT / CA 17-08:**

Carol Marso; D.C. Scott Surveyors – Agent. To rezone 17.09 acres from General Agriculture District to Low Density Residential District and to amend the Pennington County Comprehensive Plan to change the Future Land Use from PUD Sensitive to Low Density Residential District in accordance with Sections 205, 207, and 508 of the Pennington County Subdivision Regulations.

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, R4E, BHM, Pennington County, South Dakota.

To recommend approval of Rezone / RZ 17-09 and approval of Comprehensive Plan Amendment / CA 17-08.

10. **CONDITIONAL USE PERMIT / CU 17-39:**

Colonial Pine Hills Sanitary District; Jim Martin – Agent. To allow for an office building on the subject property to serve the Colonial Pine Hills Sanitary District Administration in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 1B, Block 1, Whispering Pines Subdivision, Section 32, T1N, R7E, BHM, Pennington County, South Dakota.

To recommend to continue Conditional Use Permit / CU 17-39 to the December 4, 2017, Planning Commission meeting.

11. **REZONE / RZ 17-10 AND COMPREHENSIVE PLAN AMENDMENT / CA 17-09:**

Dorothy Johnson Estate; Great Western Bank - Personal Representative for Dorothy Johnson Estate. To rezone 21.39 acres from Limited Agriculture District to Suburban Residential District and to amend the Pennington County Comprehensive Plan to change the Future Land Use from PUD Sensitive to Suburban Residential District in accordance with Sections 206, 208, and 508 of the Pennington County Subdivision Regulations.

Balance of Lot 1 of NW1/4NW1/4, Section 9, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend to continue Rezone / RZ 17-10 and Comprehensive Plan Amendment / CA 17-09 to the November 27, 2017, Planning Commission meeting.

END OF CONSENT CALENDAR

12. LAYOUT PLAT / PL 17-38: Dorothy Johnson Estate; Great Western Bank - Personal Representative for Dorothy Johnson Estate. To create Lots A, B, C, and D of Johnson Estates Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Balance of Lot 1 of the NW1/4NW1/4, Section 9, T1N, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots A, B, C, and D of Johnson Estates Subdivision, Section 9, T1N, R6E, BHM, Pennington County, South Dakota.

13. CONDITIONAL USE PERMIT / CU 17-30: Daniel Johnson, Highmark Properties, LLC; Charles Johnson – Agent. To allow for a multi-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 28, 2017, Planning Commission meeting.)

14. 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.

(Continued from the August 28, 2017, Planning Commission meeting.)

15. LAYOUT PLAT / PL 17-36: JKRK Properties, LLC; Ryan Kaski. To reconfigure lot lines to create Lot 7R, Block 8, Sunset Ranch in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 7, Block 8, Sunset Ranch; and, GL 3; GL 4 Less Sunset Ranch and Less ROW; N1/2S1/2NW1/4, all located in Section 4, T1N, R10E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 7R, Block 8, Sunset Ranch, Section 4, T1N, R10E, BHM, Pennington County, South Dakota.

16. LAYOUT PLAT / PL 17-37: JKRK Properties, LLC; Ryan Kaski. To reconfigure lot lines to create Lot 6R, Block 9, Sunset Ranch in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 5 and Lot 6, Block 9, Sunset Ranch; Section 5, T1N, R10E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 6R, Block 9, Sunset Ranch; Section 5, T1N, R10E, BHM, Pennington County, South Dakota.

17. PLANNED UNIT DEVELOPMENT REVIEW / PU 16-03: Dan and Nancy Evangelisto / Century Home Crafters, LLC; Century Land Holdings, LLC; and Summer Creek Inn, LLC. To review a Planned Unit Development to allow for a Specialty Resort Development to include uses, such as vacation home rentals, weddings, receptions, picnics, family reunions, single-family residences, bed and breakfast, storage gift shop, spa, cabana, bistro, detached accessory structure with living quarters, duplex, etc., on the subject properties, in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot 3 and that 1/2 of private drive adjacent to said lot; Lot 4; Lot 7 and that 1/2 of private drive adjacent to said lot; Lot 10 and that 1/2 of private drive adjacent to said lot; Lot 11 and that 1/2 of private drive adjacent to said lot; Lot 12 and that 1/2 of private drive adjacent to said lot; Lot 13 and that 1/2 of private drive adjacent to said lot; Lot 14 and that 1/2 of private drive adjacent to said lot; Lot 15 and that 1/2 of private drive adjacent to said lot; Lot 16 and that 1/2 of private drive adjacent to said lot; Lot 17 and that 1/2 of private drive adjacent to said lot; Lot 18 and that 1/2 of private drive adjacent to said lot; Lot 19 and that 1/2 of private drive adjacent to said lot; Lot 20 and that 1/2 of private drive adjacent to said lot; Lot 21, Lot 22 and that part of private drive adjacent to said lot; Lot 23B and that 1/2 of private drive adjacent to said lot; Lot 27 and that 1/2 of private drive adjacent to said lot; Lot 28 and that 1/2 of private drive adjacent to said lot; Lot 29 and that 1/2 of private drive adjacent to said lot; Lot 30 and that 1/2 of private drive adjacent to said lot; Lot 31 and that 1/2 of private drive adjacent to said lot, Lot 32 and that 1/2 of private drive adjacent to said lot; Lot 33 and that 1/2 of private drive adjacent to said lot; Lot 34 and that 1/2 of private drive adjacent to said lot; Lot 35 and that 1/2 of private drive adjacent to said lot; Lot 36 and that 1/2 of private drive adjacent to said lot; Lot 37 and that 1/2 of private drive adjacent to said lot; Lot 41 and that 1/2 of private drive adjacent to said lot; Lot 42 and that 1/2 of private drive adjacent to said lot; Lot 43 and that 1/2 of private drive adjacent to said lot; Lot 44, Lot 45 and that 1/2 of private drive adjacent to said lot; all located in Custer Trails Subdivision #1, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

18. ROAD NAMING: Daniel and Karie Holloway. To name a 66-foot-wide private access easement providing access to the properties located in Lots 26-29 and Tract B of Copper Oaks #1, Section 8, T1S, R7E, BHM, Pennington County, South Dakota.

19. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from their October 23, 2017, Planning Commission meeting.

The Appeal of Conditional Use Permit 17-36 (Garrett and Katelyn Shields) was heard at the November 7th Board of Commissioner's meeting, and the Board of Commissioner's upheld the Planning Commission's decision for approval, but to only allow 4 cabins instead of the 8 cabins as requested by the applicants.

20. ITEMS FROM THE PUBLIC

21. ITEMS FROM THE STAFF

- A. Building Permit Report.
- B. Section 204-G "Special Animal Keeping Regulations" Committee.

22. ITEMS FROM THE MEMBERSHIP

23. 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.