

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
November 27, 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 December 5, 2017, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE NOVEMBER 13, 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 15-30:** Peaceful Valley Hideaway, LLC (William and Valerie Landis). To review a multi-family dwelling in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot C of Lot 2, New York Subdivision, Section 24, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 15-30 with five (5) conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 16-39:** Troxel Properties, LLC; Pam Troxel – Agent. To review a Vacation Home Rental in a Low Density Residential District in accordance with Sections 207, 319, and 510 of the Pennington County Zoning Ordinance.

Lot B of NW1/4NE1/4 and 1/2 Vac Rd Adj to said Lot, Section 16, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-39 with fifteen (15) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 16-40:** John and Polly Preston. To review a caretaker's residence on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Tract AR, Preston Subdivision, Section 18, T2S, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-40 with the following eleven (11) conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 17-09:** Wesley and Carrie Mentele. To review a Vacation Home Rental on the subject property in a Low Density Residential District in accordance with Sections 207, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 6, Melchert Ranch Subdivision, Section 15, T2N, R3E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 17-09 with seventeen (17) conditions.

7. **CONDITIONAL USE PERMIT / CU 17-40:** Richard Burton. To allow for a caretaker's residence on the subject property in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

NE1/4SW1/4NE1/4; S1/2SW1/4SW1/4NE1/4; SE1/4SW1/4NE1/4; N1/2N1/2W1/4 SE1/4; Section 29, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 17-40 with ten (10) conditions.

8. **CONSTRUCTION PERMIT / CP 17-11:** Greg Loerzel Construction; Lisa Loerzel - Agent. To modify a driveway and install utilities to provide access to the NW1/4NE1/4SW1/4 of Section 31, T1N, R7E.

Lot 5 of Tract 2 (SE1/4NW1/4), Section 31, T1N, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CP 17-11 with nine (9) conditions.

9. **CONSTRUCTION PERMIT / CP 17-12:** Lazy P6 Land Co. Inc. / Orvill Davis. To continue work initiated under Construction Permit 13-05, 14-02, 15-14, and 16-09. The proposed project includes stockpiling of soil for future use on-site. To continue reclamation of hay pasture west of Fifth Street.

South Gate Condos SE1/4; W1/2SW1/4 of Section 24, T1N, R7E; and W1/2SW1/4 of Section 19, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CP 17-12 with nine (9) conditions.

10. **CONSTRUCTION PERMIT / CP 17-13:** Western Construction, Inc. To place a portable asphalt batch plant on the subject property, and to level and grade approximately 26 acres with berms and dust control ponds implemented on site.

S1/2NE1/4 Less Lot 1 of Blue Marlin Estates and Less Dedicated Row, Section 20, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CP 17-13 with eleven (11) conditions.

11. **MINOR PLAT / PL 17-41:** Koenig Family Trust; Sheila Watkins – Trustee. To reconfigure lot lines to create Lot A of Edelweiss Mountain Development No. 2 in accordance with Section 400.3 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.

To recommend approval of Minor Plat / PL 17-41 with five (5) conditions.

12. **MINOR PLAT / PL 17-42:** Carol Marso; D.C. Scott Surveyors – Agent. To create Lots 1, 2, and 3 of Redfern Valley Subdivision in accordance with Section 400.3 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, R4E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 1, 2, and 3 of Redfern Valley Subdivision, Section 33, T1N, R4E, BHM, Pennington County, South Dakota.

To recommend approval of Minor Plat / PL 17-42 with eleven (11) conditions.

13. **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.

(Continued from the November 13, 2017, Planning Commission meeting.)

To recommend to continue Rezone / RZ 17-10 and Comprehensive Plan Amendment / CA 17-09 to the March 12, 2018, Planning Commission meeting.

14. **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.

(Continued from the November 13, 2017, Planning Commission meeting.)

To recommend to continue Layout Plat / PL 17-38 to the March 12, 2018, Planning Commission meeting.

END OF CONSENT CALENDAR

15. **LAYOUT PLAT / PL 17-43**: Kathleen Biron; Renner Associates – Agent. To reconfigure lot line to create Lot 5 of Reynolds Stage Stop Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: All less Lot 3 Reynolds Stage Stop Subdivision and less ROW, Seven Hills Lode MS 2077, Section 31, T2N, R3E, BHM, Pennington County, South Dakota.

All less Lots A and B, less Lot 1-5 of Seven Hills Subdivision, less Reynolds Stage Stop Subdivision and less ROW (also in Sections 30 and 32, T2N, R3E, and Sections 25 and 36, T2N, R2E), Seven Hills Placer MS 1506, Section 31, T2N, R3E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL Lot 5 of Reynolds Stage Stop Subdivision, Section 31, T2N, R3E, BHM, Pennington County, South Dakota.

16. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from their November 13, 2017, Planning Commission meeting, with the exception of:

Planned Unit Development Review / PU 16-03: Dan and Nancy Evangelisto. This Item was continued to be heard at a February 2018 Board of Commissioner's meeting.

17. ITEMS FROM THE PUBLIC

18. ITEMS FROM THE STAFF

- A. Holiday Luncheon
- B. Section 204-G "Special Animal Keeping Regulations" Committee.
- C. December 18th Planning Commission meeting.

19. ITEMS FROM THE MEMBERSHIP

20. 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.