

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
December 4, 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 19, 2017, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE NOVEMBER 27, 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 12-31:** Nina McBride / Sandra Varney. To review a single-wide mobile home to be used as a single-family residence in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Lot 1, Chase Subdivision, Section 11, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 12-31 with six (6) conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 16-41:** Robert and Glenda Frank. 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 5, Harrington Subdivision, Section 19, T2S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-41 with fourteen (14) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 16-42:** Chase Gravatt. To allow for a single-wide mobile home to be used as a 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.

NW1/4NW1/4SW1/4, Section 13, T2N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-42 with nine (9) conditions.

6. **MINOR PLAT / PL 17-45 AND SUBDIVISION REGULATIONS VARIANCE / SV 17-15:** Josh and Lindsay Richardson. To reconfigure lot lines to create Tract 52 Revised and Tract 53 Revised of Spring Creek Acres Subdivision and to waive platting requirements in accordance with Sections 400.3 and 700.1 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.

To recommend approval of Subdivision Regulations Variance / SV 17-15 and approval of Minor Plat / PL 17-45 with six (6) conditions.

END OF CONSENT CALENDAR

7. **MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 17-09:** Big Horn Canyon Ministries, Inc. / Perry Lewis. To amend the existing Planned Unit Development to change the use of the subject property to allow a church/place of worship in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot 6 of Tract A, Knights Acres Subdivision, Section 14, T1N, R8E, BHM, Pennington County, South Dakota.

8. **MINOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 17-10:** Cliff Janis. To amend the existing Planned Unit Development to allow a single-wide mobile home as a dwelling unit on the subject property in accordance with Section 213 of the Pennington County Zoning Ordinance.

Tract 2, KWA Subdivision, Section 1, T1N, R8E, BHM, Pennington County, South Dakota.

9. PRELIMINARY PLAT / PL 17-29 AND SUBDIVISION REGULATIONS VARIANCE / SV 17-14: Laredo 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 and to waive platting requirements in accordance with Sections 400.2 and 700.1 of the Pennington County Subdivision Regulations.

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

PROPOSED LEGAL: Lots 9A, 9B, 12A, 12B, 13A, 13B, 16R Common, 17A, 17B, 18A, and 18B, Block 6, Sunset Ranch, Section 33, T2N, R10E, BHM, Pennington County, South Dakota.

10. COUNTY BOARD REPORT
The Board of Commissioners will hear today's recommendations from the Planning Commission at their Tuesday, December 5th Board meeting.
11. ITEMS FROM THE PUBLIC
12. ITEMS FROM THE STAFF
 - A. Building Permit Report.
13. ITEMS FROM THE MEMBERSHIP
14. 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.