

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
December 18, 2017 @ 2:00 p.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 January 2, 2018, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE DECEMBER 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. **CONSTRUCTION PERMIT / CU 17-14:** Cody Schad. To bring into compliance the portion of the road constructed outside of the Section Line Right-of-Way and to satisfy a Condition of Approval for CS16-02.

E1/2SW1/4NW1/4 LESS ROW; W1/2SW1/4 NW1/4 and Lot 28, Copper Oaks #1, all located in Section 8, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CU 17-14 with seven (7) conditions.

4. **CONDITIONAL USE PERMIT / CU 17-41:** Pluemjit Aaron (Little). To allow an existing structure (restaurant) to be used as a single-family residence on the subject property in a General Commercial District in accordance with Sections 209 and 510 of the Pennington County Zoning Ordinance.

Lot 1 of Lot J, Weaver Townsite, Section 8, T2N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 17-41 with eight (8) conditions.

5. **CONDITIONAL USE PERMIT / CU 17-42:** Kyle and Kristina Volmer. To live in a Recreational Vehicle while building 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.

SE1/4 of GL4, Section 7, T1N, R13E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 17-42 with twelve (12) conditions.

6. **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.

(Continued September 25, 2017, Planning Commission meeting.)

To recommend to continue the review of Conditional Use Permit / CU 16-33 to the June 11, 2018, Planning Commission meeting to allow the applicant more time to bring the property into compliance.

7. **MINOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 17-12:** Jeremy Cummings. To amend the existing Planned Unit Development to allow a gunsmithing business on the subject property in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot 1, Block 3, Prairiefire Subdivision, Section 26, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend to continue Minor Planned Unit Development Amendment / PU 17-12 to the January 8, 2018, Planning Commission meeting.

END OF CONSENT CALENDAR

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.

(Continued from the December 4, 2017, Planning Commission meeting.)

9. CONDITIONAL USE PERMIT REVIEW / CU 17-39: Colonial Pine Hills Sanitary District/Jim Martin. To review an office building on the subject property to serve the Colonial Pine Hills Sanitary District 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.

10. MINOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 17-11: Matt and Julianne Arena. To amend the existing Sheridan Lake Highlands Planned Unit Development to reduce the minimum required setback from 25 feet to 5 feet on the east and west property lines in order to build a detached garage on the subject property in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot 4, Block 1, Sheridan Lake Highlands, Section 35, T1N, R6E, BHM, Pennington County, South Dakota.

11. CONDITIONAL USE PERMIT / CU 17-43: Under Canvas, Inc.; Jeremy Budge. To allow a Recreational Resort (glamping) on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

GL 6; SE1/4NW1/4; N1/2SW1/4; Section 16, T2S, R6E, BHM, Pennington County, South Dakota.

12. ORDINANCE AMENDMENT / OA 17-02: Pennington County. To amend Section 103 “Definitions”; Section 205-B-17 “General Agriculture District”; Section 212-B-12 “Heavy Industrial District”; Section 507-B “Mining Permits”; Section 511 “Fees” and to add Section 320 “Mining Operation” of the Pennington County Zoning Ordinance.

13. COUNTY BOARD REPORT

The Board of Commissioners will hear the Planning Commission’s recommendations from the Monday, December 4th meeting at the December 19th BOC meeting.

The Board of Commissioners will hear today’s Planning Commission’s recommendations at their January 2, 2018, BOC meeting.

Vacation of Plat / VP 17-01 (Walter Horton). This item was heard at the December 5th BOC meeting, at the request of the applicant, and the Motion to approve passed 4 to 1.

EXISTING LEGAL: Lot 5 (also in Sections 27 and 21), Moon Ranch Subdivision, Section 28, T1S, R1E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: H.E.S. 551 in Sections 21, 27, and 28, T1S, R1E; less Lot 6 of Moon Ranch Subdivision, BHM, Pennington County, South Dakota.

14. ITEMS FROM THE PUBLIC

15. ITEMS FROM THE STAFF

- A. Update – Section 204-G “Special Animal Keeping Regulations” Committee.
- B. New County Policy & Procedure – Appointment Process for Committees/Boards.
- C. Planning Commission Packets.

16. ITEMS FROM THE MEMBERSHIP

17. 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.