

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
January 8, 2018 @ 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 January 16, 2018, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE DECEMBER 18, 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 / CU 17-44:** Jeff Miller. To allow for 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.

Tract 1, Annie Lode MS 1721, Section 22, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 17-44 with sixteen (16) conditions.

4. **CONDITIONAL USE PERMIT / CU 17-45:** Gold Run III, LLC (Greg Wittenberg); Andrew Scull - Agent. To allow an existing caboose to be used as a seasonal dwelling on the subject property in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

All Less Gold Run Park and Less Lot 1 of Hobart Subdivision located in Sections 5 and Sections 9, Matt Placer MS 1417, Section 8, T1S, R3E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 17-45 with eleven (11) conditions.

5. **CONDITIONAL USE PERMIT / CU 17-46:** Matt and Donna Bowen. To live in an existing residence while building a new 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.

W1/2; S1/2SE1/4 Less Lot H1, Section 36, T2S, R13E, BHM, Pennington County, South Dakota.

To recommend to Conditional Use Permit / CU 17-46 to a future Planning Commission meeting, no later than February 26, 2018, to allow the applicant more time to bring the property into compliance

6. **CONDITIONAL USE PERMIT / CU 17-47:** Harriet Kelley. To allow a Recreational Vehicle to be used as temporary living quarters on the subject property, during the summer months, in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 1 of Lot A of Government Lot 2 of the NW1/4NE1/4, Section 2, T2S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 17-47 with twelve (12) conditions.

7. **CONDITIONAL USE PERMIT / CU 17-48:** Vaco Vacation Rentals/Carson Goodwin; Alvin and Sharon Gullickson - Owner. To allow a Vacation Home Rental on the subject property in a General Agriculture District in accordance with Sections 205, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 12 less E100 feet and all of 13; Clear Creek Placer MS 1184, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend to continue Conditional Use Permit / CU 17-48 to the January 22, 2018, Planning Commission meeting.

8. **VACATION OF MINOR DRAINAGE AND UTILITY EASEMENT / VE 17-05:** Paul and Rebecca Freidel. To vacate a 30 foot portion of a Minor Drainage and Utility Easement to bring an existing single-family residence with deck into compliance on the subject property.

Lot 6, Cedar Gulch Subdivision, Section 4, T1S, R9E, BHM, Pennington County, South Dakota.

To recommend approval of Vacation of Minor Drainage and Utility Easement / VE 17-05 with four (4) conditions.

9. **MINOR PLAT / PL 17-46:** Aanenson Four, LLC; Richard Huffman – Agent. To combine four lots to create Lot A of Aanenson Subdivision in accordance with Section 400.3 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: Lot A of Aanenson Subdivision, Section 8, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Minor Plat / PL 17-46 with ten (10) conditions.

10. **MINOR PLAT / PL 17-47:** JKRK Properties, LLC; Ryan Kaski. To reconfigure lot lines to create Lot 6R, Block 9, Sunset Ranch in accordance with Section 400.3 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.

To recommend approval of Minor Plat / PL 17-47 with seven (7) conditions.

11. **MINOR PLAT / PL 17-48:** JKRK Properties, LLC; Ryan Kaski. To reconfigure lot lines to create Lot 7R, Block 8, Sunset Ranch in accordance with Section 400.3 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.

To recommend approval of Minor Plat / PL 17-48 with seven (7) conditions.

END OF CONSENT CALENDAR

12. 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.

(Continued from the December 18, 2017, Planning Commission meeting.)

13. REZONE / RZ 17-11 AND COMPREHENSIVE PLAN AMENDMENT / CA 17-10: Kory Weisbeck. To rezone 20.00 acres from General 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 205, 208, and 508 of the Pennington County Subdivision Regulations.

N1/2S1/2SW1/4SW1/4; N83.5 feet of E200 feet and N179.6 feet of W1120 feet in the S1/2S1/2SW1/4SW1/4; and S246.5 feet of E200 feet and S150.4 feet of W1120 feet in the S1/2S1/2SW1/4SW1/4, all located in Section 15, T2N, R6E, BHM, Pennington County, South Dakota.

14. 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.

(Continued from the December 18, 2017, Planning Commission meeting.)

15. SPECIAL MEETINGS FOR ORDINANCE AMENDMENT / OA 17-02: Pennington County. Additional Public Hearings (Planning Commission) for Ordinance Amendment / OA 17-02.

16. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission’s recommendations from their December 4, 2017, Planning Commission meeting.

17. ITEMS FROM THE PUBLIC

18. ITEMS FROM THE STAFF

- A. Building Permit Report.
- B. Special Animal Keeping Committee.
- C. Updated: Chair and Vice-Chair of Board of Commissioner’s.

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.