

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
February 12, 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 February 20, 2018, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE JANUARY 22, 2018, MINUTES
2. APPROVAL OF AGENDA

CONSENT AGENDA

The following items have been placed on the Consent Agenda 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 Agenda, 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 03-27:** Dan and Patricia Dickey. To review a Bed and Breakfast in a Low Density Residential District in accordance with Section 207-C-1 and Section 510 of the Pennington County Zoning Ordinance.

Lot C (also in Section 7, T2S, R5E and Section 12, T2S, R4E) of Tin Mine Subdivision, Section 6, T2S, R5E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 03-27.

4. **CONDITIONAL USE PERMIT REVIEW / CU 10-04:** Deep Creek Outfitters; Matt Eisenbraun – Agent. To review a home occupation, a gunsmithing business, in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

The NE1/4, S1/2NW1/4, and the SW1/4, Section 9, T4N, R16E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 10-04 with ten (10) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 12-01:** Eric and Amy Wagner. To review a gunsmithing business as a home occupation in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 4, Block 5, Pine Cliff Subdivision, Section 31, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 12-01 with eight (8) conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 16-25:** Alvin and Sharon Gullickson. To review a Vacation Home Rental on the subject property in a Low Density Residential District in accordance with Sections 207-C-18, 319, and 510 of the Pennington County Zoning Ordinance.

Tract 4, Annie Lode MS 1721, Section 21, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-25 with fifteen (15) conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 16-36:** Enola Gorham; Patrick Smith – Agent. To review two (2) duplex units on the subject property in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 7 less Lot H1, Stekl Subdivision, Section 9, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 16-36.

8. **CONDITIONAL USE PERMIT REVIEW / CU 16-44:** Alicen and Nicholas Dupont. To review a Vacation Home Rental on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Lots 1 and 2 of Lots 7 and 8 (Replatted), Clear Creek Placer MS 1184, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

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

9. **CONSTRUCTION PERMIT / CP 18-01:** R.C.S Construction, Inc. To install a 33-inch trunk sanitary sewer line from Southside Drive north along Reservoir Road.

Sections 22 and 23, all located in T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CU 18-01 with eleven (11) conditions.

10. **CONDITIONAL USE PERMIT / CU 17-48:** Alvin and Sharon Gullickson. 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.

(Continued from the January 22, 2018, Planning Commission meeting.)

To recommend approval of Conditional Use Permit / CU 17-48 with fifteen (15) conditions.

11. **CONDITIONAL USE PERMIT / CU 17-49:** Carol Marso. To allow for two accessory structures prior to a principal structure on the subject property in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

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.

(Continued from the January 22, 2018, Planning Commission meeting.)

To recommend approval of Conditional Use Permit / CU 17-49 with seven (7) conditions.

END OF CONSENT AGENDA

12. **TELECOMMUNICATIONS FACILITY PERMIT / TC 18-01:** Mobilitie, LLC; Ryan Streff – Agent. To allow for a 120 foot steel utility cell tower pole in a Public Right-of-Way in accordance with Section 316 of the Pennington County Zoning Ordinance.

Public Right-of-Way, Section 23, T2N, R11E, BHM, Pennington County, South Dakota.

13. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the January 22, 2018, Planning Commission meeting.

ORDINANCE AMENDMENT / OA 17-02: Pennington County. The Mining Ordinance was continued to a "Special" Board of Commissioners meeting scheduled for Tuesday, February 13, 2018, at 5:30 p.m.

14. ITEMS FROM THE PUBLIC

15. ITEMS FROM THE STAFF

- A. Mining Ordinance Update.
- B. Building Permit Report.
- C. Comprehensive Plan Update – Matrix Consulting (Visit March 20th – 22nd).
- D. Planning Department General Report.

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.