

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
February 26, 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 March 6, 2018, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE FEBRUARY 12, 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 15-20:** Mitch Morris. To review Construction Equipment Sales 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 NW1/4SE1/4, Section 32, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 15-20 to the March 26, 2018, Planning Commission meeting.

4. **CONDITIONAL USE PERMIT REVIEW / CU 16-27:** Gene and Carllen Van Der Wert; Collin Goodwin - Agent. 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.

Lot K, Brechtel #1, Section 34, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 16-27 to the March 26, 2018, Planning Commission meeting with three (3) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 16-31:** Black Hills Raptor Center. To review a bird education and health facility on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

S800 feet of E350 feet of NE1/4SE1/4 less Right-of-Way, Section 35, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-31 with fourteen (14) conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 16-38:** Tom and Terri Haggerty. To review a townhome on the subject property in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot E3-E6; Lot F1-F6; Lot G1 Except That Portion of Said Lot Lying East of Co Rd; Lot G2-G5; Lot H5, Warren Lamb Subdivision, Section 18, T1N, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-38 with twelve (12) conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 17-01:** Albert and Sarah Sutton. To review a Recreation Resort Area on the subject property to include six seasonal cabin rentals and the existing single-family residence to be used as the manager's residence in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Tract A, Circle B Ranch Subdivision, Section 28, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 17-01 with eighteen (18) conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CU 17-10:** Maurice and Sonja Crowley. To review a Vacation Home Rental on the subject property in a Suburban Residential District in accordance with Sections 208, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 5, Copper Oaks #2 Subdivision, Section 7, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 17-10 to the March 26, 2018, Planning Commission meeting with four (4) conditions.

9. **CONDITIONAL USE PERMIT REVIEW / CU 17-11:** Gerard and Michele Mlinar; VACO Vacation Rentals, LLC - Agent. 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 2A, Battle Creek Mountain Estates Subdivision, Section 17, T2S, R7E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 17-11 to the March 26, 2018, Planning Commission meeting with three (3) conditions.

10. **CONDITIONAL USE PERMIT REVIEW / CU 17-12:** Debra Pimentel; VACO Vacation Rentals, LLC - Agent. 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 13A less Lot H1, Battle Creek Mountain Estates Subdivision, Section 18, T2S, R7E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 17-12 to the March 26, 2018, Planning Commission meeting with four (4) conditions.

11. **CONDITIONAL USE PERMIT REVIEW / 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.

NE1/4 SW1/4 NE1/4; S1/2 SW1/4 SW1/4 NE1/4; SE1/4 SW1/4 NE1/4; N1/2 N1/2 NW1/4 SE1/4; Section 29, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 17-40 with six (6) conditions.

12. **CONSTRUCTION PERMIT REVIEW / CP 17-03:** Mitch Morris. To review a Construction Equipment Sales on the subject property in a General Commercial District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 1 of SW1/4NE1/4, Section 32, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Construction Permit / CP 17-03 to the March 26, 2018, Planning Commission meeting.

13. **CONSTRUCTION PERMIT / CP 18-02:** Black Hills Energy. To review a Construction Equipment Sales on the subject property in a General Commercial District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Various Sections (secured land easements with private property owners).

To recommend approval of Construction Permit / CP 18-02 with eight (8) conditions.

14. **MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 18-01:** Deerfield Cabins, LLC; Deon Wynia. To amend the existing Planned Unit Development to allow the existing single-family residence on Lot 43 to be used as a Vacation Home Rental on the subject property in accordance with Sections 213 and 319 of the Pennington County Zoning Ordinance.

Lot 43, Burns Placer MS 697, Section 14, T1S, R4E, BHM, Pennington County, South Dakota.

To recommend to continue Major Planned Unit Development Amendment / PU 18-01 to the March 12, 2018, Planning Commission meeting.

END OF CONSENT AGENDA

15. **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.

(Continued from the January 8, 2018, Planning Commission meeting.)

16. **ORDINANCE AMENDMENT / OA 18-01:** Pennington County. To amend Section 204-J-3-P-Requirements “On-Site Wastewater Treatment Systems” of the Pennington County Zoning Ordinance.

17. **ORDINANCE AMENDMENT / OA 18-02:** Pennington County. To amend Section 204-J-3-P-Service Providers, O&M “On-Site Wastewater Treatment Systems” of the Pennington County Zoning Ordinance.

18. **DISCUSSION OF MOTION FOR PLANNING COMMISSION MEMBERS TO BE PRESENT AT THE MARCH 20TH BOC MEETING FOR THE PRESENTATION OF THE UPDATED COMPREHENSIVE PLAN BY MATRIX.**

19. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the February 12, 2018, Planning Commission meeting.

ORDINANCE AMENDMENT / OA 17-02: Pennington County. The First Reading of the Ordinance Amendment was approved at the February 20th BOC meeting and a Public Hearing/Workshop for the Ordinance Amendment is being held on Friday, February 23rd at 4 p.m.

20. ITEMS FROM THE PUBLIC

21. ITEMS FROM THE STAFF

A. Comprehensive Plan Update.

22. ITEMS FROM THE MEMBERSHIP

23. 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.