

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

ROLL CALL

1. APPROVAL OF THE FEBRUARY 26, 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 12-18:** Paul and Dawn Marso. To review a Vacation Home Rental in a Suburban Residential District in accordance with Sections 319 and 510 of the Pennington County Zoning Ordinance.

Lot 19, Block B, Edelweiss Mountain Development, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 12-18 to the April 9, 2018, Planning Commission meeting.

4. **CONDITIONAL USE PERMIT REVIEW / CU 17-04:** Zane Volmer. To review a single-wide mobile 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.

B39-B48 All; B57-B66 All, Block 39, Dakota City Subdivision, Section 2, T1S, R13E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 17-04 with the applicant's concurrence.

5. **CONDITIONAL USE PERMIT REVIEW / CU 17-05:** Delmar and Melissa Nelson. To review 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 C of Lot 7 of Lot G of Lot 2, Reno Placer MS 823, Section 2, T2S, R4E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 17-05 with sixteen (16) conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 17-06:** CLSD, LLC; Rosenbaum's Signs - Agent. To review two internally, illuminated signs, located on existing sign structures, within 1,500 feet of a residential zoning district/ dwelling unit in a Highway Service District in accordance with Sections 210, 312, and 510 of the Pennington County Zoning Ordinance.

Lot 17, The Forks at Remmington Ranch Subdivision, Section 22, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 17-06 with six (6) conditions.

7. **CONSTRUCTION PERMIT REVIEW (ROAD DISTRICT) / CP 15-08:** Dan and Nancy Evangelisto (Summer Creek Road District). To review installation of a culvert and water line on the north end of Summer Creek Drive, improve portions of Siskin Loop and Carbon Loop and grade and maintain other existing roads within the District.

Custer Trails Subdivision, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend to end Construction Permit / CP 15-08.

8. **CONSTRUCTION PERMIT REVIEW (SUMMER CREEK INN) / CP 15-09:** Dan and Nancy Evangelisto (Summer Creek Inn). To review grading and leveling an area of a hillside (Lots 10, 11, 12, 13 and 15) in order to construct a building (Lots 10 and 12); to stockpile material at other locations (Lot 27) between (Lots 34 and 35) of the property; and to level and grade an area for an overflow parking lot (Lot 45).

Lots 10, 11, 12, 13 and 15; Lot 27, Lots 34 and 35, and Lot 45 of Custer Trails Subdivision, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend to end Construction Permit / CP 15-09.

9. **LAYOUT PLAT / PL 17-38:** Dorothy Johnson Estate; Great Western Bank - Personal Representative for Dorothy Johnson Estate. To create Lots A, B, C, and D of Johnson Estates Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Balance of Lot 1 of the NW1/4NW1/4, Section 9, T1N, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots A, B, C, and D of Johnson Estates Subdivision, Section 9, T1N, R6E, BHM, Pennington County, South Dakota.

(Continued from the November 27, 2017, Planning Commission meeting.)

To recommend to continue Layout / PL 17-38 to the April 23, 2018, Planning Commission meeting.

10. **REZONE / RZ 17-10 AND COMPREHENSIVE PLAN AMENDMENT / CA 17-09:** Dorothy Johnson Estate; Great Western Bank - Personal Representative for Dorothy Johnson Estate. To rezone 21.39 acres from Limited 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 206, 208, and 508 of the Pennington County Subdivision Regulations.

Balance of Lot 1 of NW1/4NW1/4, Section 9, T1N, R6E, BHM, Pennington County, South Dakota.

(Continued from the November 27, 2017, Planning Commission meeting.)

To recommend to continue Rezone / RZ 17-10 and Comprehensive Plan Amendment / CA 17-09 to the April 23, 2018, Planning Commission meeting.

11. **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.

(Continued from the February 26, 2018, Planning Commission meeting.)

To recommend to continue Major Planned Unit Development Amendment / PU 18-01 to the May 14, 2018, Planning Commission meeting with two (2) conditions.

12. **LAYOUT PLAT / PL 18-03:** Kerri and Sabrina Johnston. To combine three lots in order to create Lot 1 of Johnston Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lots 20 and 21 of Lot 1 of SW1/4SW1/4 and Lot 22 of Lot 1 of SW1/4SW1/4, located in Section 14, T1N, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1 of Johnston Subdivision, Section 14, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend to continue Layout Plat / PL 18-03 to the March 26, 2018, Planning Commission meeting.

13. **VACATION OF EASEMENT / VE 17-05:** Kerri and Sabrina Johnston. To vacate a portion of the access easement (16-foot-wide private roadway) located in the interior of Lots 20, 21, and 22 of Lot 1 of SW1/4SW1/4 in accordance with the Pennington County Zoning Ordinance.

Lots 20 and 21 of Lot 1 of SW1/4SW1/4 and Lot 22 of Lot 1 of SW1/4SW1/4, located in Section 14, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend to continue Vacation of Easement / VE 17-05 to the March 26, 2018, Planning Commission meeting.

END OF CONSENT AGENDA

14. **MINOR PLAT / PL 18-02:** Tom and Ann Slaughter. To reconfigure lots lines in order to create Tract 30 Revised-2; Tract 32 Revised-2; and Tract 40 Revised-2 of Rushmore Ranch Estates Subdivision in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Tract 30 Revised, Tract 32 Revised, Tract 39, and Tract 40 Revised, Rushmore Ranch Estates Subdivision, located in Sections 7 and 8, T2S, R7E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Tract 30 Revised-2; Tract 32 Revised-2; and Tract 40 Revised-2 of Rushmore Ranch Estates Subdivision, located in Sections 7 and 8, T2S, R7E, BHM, Pennington County, South Dakota.

15. **LAYOUT PLAT / PL 18-01 AND SUBDIVISION REGULATIONS VARIANCE / SV 18-01:** Edelweiss Mtn. Lodging; Fisk Land Surveying – Agent. To combine two lots to create Lot 31 Revised in Block E of MS 1016, Edelweiss Mountain Development and to waive platting requirements in accordance with Sections 400.1 and 700.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 31 and Lot 32, Block E of MS 1916, Edelweiss Mountain Development, Section 20, T1N, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 31 Revised, Block E of MS 1916, Edelweiss Mountain Development, Section 20, T1N, R5E, BHM, Pennington County, South Dakota

16. CONDITIONAL USE PERMIT / CU 18-01: Ron Weifenbach. To allow for a temporary permit for retail sales of Class C fireworks in a General Commercial District in accordance with Sections 204-D, 209, and 510 of the Pennington County Zoning Ordinance.

All, Block 8, Harney Peak View Addition, Section 9, T1N, R8E, BHM, Pennington County, South Dakota.

17. 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.

(Continued from the February 26, 2018, Planning Commission meeting.)

18. 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.

(Continued from the February 26, 2018, Planning Commission meeting.)

19. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission’s recommendations from the February 26, 2018, Planning Commission meeting.

ORDINANCE AMENDMENT / OA 17-02: Pennington County. The Second Reading of the Mining Ordinance was approved on February 27, 2018.

20. ITEMS FROM THE PUBLIC

21. ITEMS FROM THE STAFF

- A. Building Permit Report.
- B. Comprehensive Plan Update.
- C. Mining Committee.
- D. Special Animal Keeping Regulations Committee.
- E. 2020 Census.

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.