

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
April 9, 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 April 17, 2018, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE MARCH 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 91-59:** Melissa Ehrhardt. To review a single-wide mobile home as a single-family residence in a Suburban Residential District in accordance with Section 208-C-19 of the Pennington County Zoning Ordinance.

Tract C of Tract 6, Berger Subdivision, Section 14, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 91-59 to the May 14, 2018, Planning Commission with four (4) conditions.

4. **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

(Continued from the March 3, 2018, Planning Commission meeting.)

To recommend to continue the review of Conditional Use Permit / CU 12-18 to the April 23, 2018, Planning Commission meeting with two (2) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 15-28:** Michael or Erika Radtke; Kathleen Kaul- Owner. To review a single-wide mobile home to be used as a ranch hand's residence on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

PT of S1/2SE1/4 lying South of Highway less right-of-way and less Tract A, Wiese Addition, Section 35, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 15-28 with eight (8) conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 16-22:** BH Power, Inc. / BH Electric Cooperative; Michael Pogany - Agent. To review a contractor's storage yard for the Teckla-Osage-Rapid City 230kV Transmission Line Project located in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Tract A less Lot H1, Substation Subdivision, Section 27, T1N, R3E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 16-22, with the applicant's concurrence.

7. **CONDITIONAL USE PERMIT REVIEW / CU 16-24:** BH Power, Inc. / BH Electric Cooperative; Michael Pogany - Agent. To review a contractor's storage yard for the Teckla-Osage-Rapid City 230kV Transmission Line Project located in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

SW1/4SE1/4, Section 20, T2N, R7E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 16-24, with the applicant's concurrence.

8. **CONDITIONAL USE PERMIT REVIEW / CU 16-37:** Wade and Shari Greseth. To review a Recreational Vehicle to be used as temporary living quarters, while building a single-family residence on the subject property in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Tact B of E1/2SE1/4SW1/4, Section 29, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-37 with eleven (11) conditions.

9. **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.

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

To recommend to end Conditional Use Permit / CU 17-12.

10. **CONDITIONAL USE PERMIT REVIEW / CU 17-13:** Diana Bryant. To review living in an existing single-wide mobile home, while building a 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.

Lots 5 and 6 of Lot L of E1/2SE1/4, Section 9, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 17-13 with six (6) conditions.

11. **CONDITIONAL USE PERMIT REVIEW / CU 17-45:** Gold Run III, LLC (Greg Wittenberg); Andrew Scull - Agent. To review 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 the extension of Conditional Use Permit / CU 17-45 with eight (8) conditions.

12. **CONSTRUCTION PERMIT REVIEW / CP 08-06:** Pete Lien & Sons. To review the mining of 501 acres of limestone and disposal of clean concrete construction debris for reclamation in General Agriculture and Limited Agriculture Districts.

E1/2NE1/4, E1/2SE1/4, & NW1/4SE1/4, all of Section 19, T2N, R7E; W1/2NW1/4, E1/2NW1/4, E1/2SW1/4, NW1/4SW1/4, and Tract A of Kidner Subdivision, all of Section 20, T2N, R7E; all of BHM, Pennington County, South Dakota.

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

To recommend approval of the extension of Construction Permit / CP 08-06 with twelve (12) conditions.

13. **CONSTRUCTION PERMIT REVIEW / CP 08-07:** Pete Lien & Sons. To review the mining of 40 acres of limestone and disposal of clean concrete construction debris for reclamation in a General Agriculture District.

Government Lot 1, Section 19, T2N, R7E, BHM, Pennington County, South Dakota.

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

To recommend approval of the extension of Construction Permit / CP 08-07 with twelve (12) conditions.

14. **ROAD NAMING:** South Cavern Road. Chris Peterson. To name a 24-foot-wide access easement providing access to properties located in Sections 11 and 12, T1N, R6E, BHM, Pennington County, South Dakota, to South Cavern Road.

To recommend approval of the Road Name of Cavern Road.

15. **CONDITIONAL USE PERMIT AMENDMENT / CU 17-43:** Under Canvas, Inc. (UC Glamping Partners, LLC); Jeremy Budge. To amend an existing Conditional Use Permit to allow for the sale of beer and wine 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.

To recommend approval of Conditional Use Permit Amendment / CU 17-43 with twenty-seven (27) conditions.

16. **CONDITIONAL USE PERMIT / CU 18-03:** Lisa Tutsch and Tracy Tabiaddon; Lonnie Tutsch - Agent. To allow a proposed shop building to be used as temporary living quarters while building a single-family residence on the subject property in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

SW1/4NE1/4NE1/4 of Section 18, T2N, R11E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 18-03 with ten (10) conditions.

END OF CONSENT AGENDA

17. ORDINANCE AMENDMENT / OA 18-03: Pennington County. To amend Sections 205-B and 205-C “General Agriculture District and Section 212-C “Heavy Industrial District” of the Pennington County Zoning Ordinance.
18. CONDITIONAL USE PERMIT / CU 18-02: Glenda Robertson. 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.

Lot 3, Melchert Ranch Subdivision, Section 15, T1S, R3E, BHM, Pennington County, South Dakota.
19. DISCUSSION AND MOTION FOR “SPECIAL” PLANNING COMMISSION MEETING ON JUNE 4, 2018.
20. COUNTY BOARD REPORT
The Board of Commissioners concurred with the Planning Commission’s recommendations from the March 26, 2018, Planning Commission meeting, with the exception of Planned Unit Development 16-03 (Dan & Nancy Evangelisto). This item was continued to the April 17, 2018, Board of Commissioner’s meeting.
21. ITEMS FROM THE PUBLIC
22. ITEMS FROM THE STAFF
 - A. Building Permit Report.
 - B. Comprehensive Plan Update.
23. ITEMS FROM THE MEMBERSHIP
24. 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.