

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
April 23, 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 May 1, 2018, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE APRIL 9, 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 09-10:** Tom Bodensteiner / Karl Bodensteiner. To review a Sawmill in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Unit 1, Bodensteiner Farm Condominium, Section 21, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 09-10 to the June 25, 2018, Planning Commission meeting to allow the applicant and staff more time to meet.

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 April 9, 2018, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 12-18 with eight (8) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 16-20:** Perry and Vicky Van Newkirk. To review a pole barn constructed prior to a residential structure on the subject property in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 48 (includes 48A), Burns Placer 697, Section 14, T1S, R4E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 16-20 to the July 23, 2018, Planning Commission meeting.

6. **CONDITIONAL USE PERMIT REVIEW / CU 16-28:** Chace and Leslie Larsen. To review a Recreation Resort Area on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

(Also in Section 28) Midway Fraction Lode MS 2014, Section 27, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-28 with eighteen (18) conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 16-29:** Highmark, Inc. To review a contractor's storage yard on the subject property during the construction of the Rapid City Southside Sewer Line Project in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

NE1/4NE1/4, Section 27, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-29 with eleven (11) conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CU 17-07:** Conrad's Signs; Dvorak Real Estate Holdings - Owner. To review an internally, illuminated sign 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 2A of Lot 2, Strato Rim Estates, Section 7, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 17-07 with six (6) conditions.

9. **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 April 9, 2018, Planning Commission meeting.)

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

10. **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 April 9, 2018, Planning Commission meeting.)

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

11. **CONSTRUCTION PERMIT REVIEW / CP 17-06:** City of Rapid City; Banner Associates – Agent. To install 6-inch, 8-inch and 12-inch water main to provide Rapid City potable water to the Valley View Estates Subdivision in accordance with Section 507 of the Pennington County Zoning Ordinance.

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

To recommend to end Construction Permit / CU 17-06 with the applicant's concurrence.

12. **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 March 12, 2018, Planning Commission meeting.)

To recommend to continue Layout Plat / PL 17-38 to the August 13, 2018, Planning Commission meeting.

13. **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 March 12, 2018, Planning Commission meeting.)

To recommend to continue Rezone / RZ 17-10 and Comprehensive Plan Amendment / CA 17-09 to the August 13, 2018, Planning Commission meeting.

14. **MINOR PLAT / PL 18-06:** Edelweiss Mtn. Lodging; Fisk Land Surveying - Agent. To reconfigure lots lines to create Lot AR, Lot C, and Lot D of Block 2 in the Original Townsite of Caputa in accordance with Section 400.1 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.

To recommend approval of Minor Plat / PL 18-06 with six (6) conditions.

15. **LAYOUT PLAT / PL 18-07:** Kenneth Smith. To reconfigure lots lines to create Lot AR, Lot C, and Lot D of Block 2 in the Original Townsite of Caputa in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 1-3; Lot A (replat of Lot 4-8 of Block 2); Lot 9-12; and Lot 1-3 RTY all located in Block 2, Original Townsite of Caputa, Section 9, T1S, R9E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot AR; Lot C; and Lot D all located in Block 2, Original Townsite of Caputa, Section 9, T1S, R9E, BHM, Pennington County, South Dakota.

To recommend to continue Layout Plat / PL 18-07 to the June 11, 2018, Planning Commission meeting.

END OF CONSENT AGENDA

16. LAYOUT PLAT / PL 18-05: Laura Pankratz; Ken Nash – Agent. To create Lots 2, 3, 4, and 5 of Pankratz Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: S1/2SW1/4 Less NE1/4NE1/4SE1/4SW1/4, less Lot A of SW1/4SW1/4, less Lot 1 Pankratz Subd, less that PT of SW1/4SW1/4 lying N and W of Hwy Lots, less Lots H1, H2, H3 and ROW; NE1/4 NE1/4SW1/4SE1/4, Section 22, T1S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 2, 3, 4, and 5 of Pankratz Subdivision, Section 22, T1S, R6E, BHM, Pennington County, South Dakota.

17. 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 March 12, 2018, Planning Commission meeting.)

18. CONDITIONAL USE PERMIT / CU 18-04: Shelby Johnson and Jakob Woodland. To allow for a Specialty/Recreational Resort and event venue to include: music events, weddings, markets, seasonal festivities, community events, festivals, rental space, tent rental, bed and breakfast, vacation rental, and art retail store in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

S1/2SW1/4; Section 21, T2N, R17E, BHM, Pennington County, South Dakota.

19. ORDINANCE AMENDMENT / OA 18-04: Ernest Getty / Tina Mulally. To amend Section 204-J-2 “Operating Permit”; Section 204-J-3-P “Service Providers/Liquid Waste Pumpers/Requirements”; Section 204-J-3-Q-v “Following the completion of the final evaluation by Pennington County, the system will then be registered with the County and an Operating Permit issued”; and Section 204-J-4 “Exemption for Operating Permit” of the Pennington County Zoning Ordinance.

20. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission’s recommendations from the April 9, 2018, Planning Commission meeting, with the exception of Planned Unit Development 16-03 (Dan & Nancy Evangelisto). This item was continued to the May 15, 2018, Board of Commissioner’s meeting.

21. ITEMS FROM THE PUBLIC

22. ITEMS FROM THE STAFF

- A. Planning Commission Openings.
- B. Building Permits – Landowners Signing.

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.