

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
May 29, 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 June 7, 2018, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE MAY 14, 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.

(Continued from the April 23, 2018, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 09-10 with fifteen (15) conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 16-10:** Dawn Richter. To review a single-wide mobile home 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.

NE1/4, NE1/4NW1/4, Section 8, T1S, R17E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 16-10 with the applicant's concurrence.

5. **CONDITIONAL USE PERMIT REVIEW / CU 16-27:** Gene and Carllen Van Der Wert. 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.

(Continued from the May 14, 2018, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 16-27 with fourteen (14) conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 17-16:** School House, LLC / Larry Teuber. 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 1R, Block 4, Spring Canyon Estates Subdivision, Section 5, T1S, R7E, BHM, Pennington County, South Dakota.

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

7. **CONDITIONAL USE PERMIT REVIEW / CU 17-17:** SC Meridian, LLC / Larry Teuber. 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 A, Block 4, Spring Canyon Estates Subdivision, Section 5, T1S, R7E, BHM, Pennington County, South Dakota.

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

8. **CONDITIONAL USE PERMIT REVIEW / CU 17-18:** SC Meridian, LLC / Larry Teuber. 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 1R, Block 3, Spring Canyon Estates Subdivision, Section 5, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 17-18 with fifteen (15) conditions.

9. **CONDITIONAL USE PERMIT REVIEW / CU 17-19:** SC Meridian, LLC / Larry Teuber. 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 6R, Block 3, Spring Canyon Estates Subdivision, Section 5, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 17-19 with fifteen (15) conditions.

10. **CONDITIONAL USE PERMIT REVIEW / CU 17-20:** Melissa Masters. To review a mobile large animal / home veterinary practice on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

NE1/4SW/14, Section 13, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 17-20 with ten (10) conditions.

11. **CONSTRUCTION PERMIT REVIEW / CP 16-04:** Black Hills Power, Inc. To review the construction of a 230 kV transmission line to connect the Teckla Substation in Campbell County, Wyoming, to the Osage Substation in Weston County, Wyoming, and the Lange Substation located in Pennington County, near Rapid City, South Dakota.

The 144 mile project traverses through 36.3 miles of the Black Hills National Forest, 4.7 miles of Thunder Basin National Grassland, 2.6 miles of BLM Land, 10.3 miles of State of Wyoming land, and 90 miles of private land in SD and WY.

To recommend to end Construction Permit / CP 16-04 with the applicant's concurrence.

12. **CONSTRUCTION PERMIT REVIEW / CP 16-05:** Pennington County Highway Department. To review the reconstruction of a slide area along Kelly Hill Road.

NE1/4, Section 30, T2N, R17E, BHM, Pennington County, South Dakota.

To recommend to end Construction Permit / CP 16-05 with the applicant's concurrence.

13. **CONSTRUCTION PERMIT REVIEW / CP 17-05:** Anthony and Michele Griffith. To review bringing in fill to an area to level, gravel and allow for reclamation of the remaining area.

Balance of Lot 1 of NE1/4SW1/4; Lot 1 of SE1/4SW1/4; E1/2 of Lot A of SE1/4SW1/4; E1/2 of Lot A of NE1/4SW1/4 Adjacent to Lot 1, Section 29, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Construction Permit / CP 17-05 with seven (7) conditions.

14. **CONSTRUCTION PERMIT REVIEW / CP 17-07:** Miller Construction. To review the construction of a 800-foot long driveway that will provide access to the subject property located in the SW1/4SW1/4 of Section 9, T2S, R7E, BHM, Pennington County, South Dakota, in accordance with Section 507 of the Pennington County Zoning Ordinance.

SW1/4SW1/4 of Section 9, T2S, R7E, BHM, Pennington County, South Dakota.

To recommend to end Construction Permit / CP 17-07 with the applicant's concurrence.

15. **CONSTRUCTION PERMIT / CP 18-06:** Laredo Holdings, LLC; Ryan Kaski. To construct a road and turnaround and utilities for a new phase of land development in Sunset Ranch Subdivision.

Lots 9, 12, 13, 17, 18, Block 6, Sunset Ranch, Section 33, T2N, R10E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CP 18-06 with thirteen (13) conditions.

16. **CONDITIONAL USE PERMIT / CU 18-08:** Stromer Properties, LLC; Brook Stromer. To allow an illuminated, on-premise sign within 1,500 feet of a residential zoning district / dwelling unit in a General Commercial in accordance with Sections 209, 312, and 510 of the Pennington County Zoning Ordinance.

Lot A2; Bar P-S Subdivision, Section 20, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 18-08 with eight (8) conditions.

17. **CONDITIONAL USE PERMIT / CU 18-09:** Scott and Christine Grierson. To allow a Recreational Vehicle to be used as temporary living quarters on the subject property (Lot 6) while building a single-family residence on Lot 5 in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot 6, Block 3, Pactola Estates, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 18-09 with twelve (12) conditions.

18. **CONDITIONAL USE PERMIT / CU 18-10:** Ray and Erin Atkins. To allow an accessory structure (a garage) prior to a principal structure on the subject property in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot 8, Block 1, Meadow Ranch Estates, Section 13, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 18-10 with eleven (11) conditions.

19. **CONDITIONAL USE PERMIT / CU 18-12:** Edelweiss Mountain Lodging / Marshall Mechaley. To allow 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 31 Revised, Block E, Edelweiss Mountain Development, Section 20, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 18-12 with fifteen (15) conditions.

20. **SUBDIVISION REGULATIONS VARIANCE / SV 18-04:** Douglas Norberg; Buckhorn Surveying – Agent. To waive platting requirements in order to create Tract 1 and Tract 2 of Sonquest Subdivision in accordance with Section 700.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 5 Revised of GL 3 and Lot 1 of Lot C of GL 2, Section 6, T1N, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Tract 1 and Tract 2 of Sonquist Subdivision, Section 6, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Subdivision Regulations Variance / SV 18-04.

21. **CONDITIONAL USE PERMIT / CU 18-11:** Lori Nore. To allow an accessory structure (a garage) prior to a principal structure on the subject property in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot 8, Block 1, Meadow Ranch Estates, Section 13, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 18-11 with ten (10) conditions.

END OF CONSENT AGENDA

22. **CONDITIONAL USE PERMIT / CU 18-07:** Tim McTavish. To allow for five (5) illuminated, on-premise signs 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 3, The Forks at Remington Ranch, Section 22, T1S, R5E, BHM, Pennington County, South Dakota.

(Continued from the May 14, 2018, Planning Commission meeting.)

23. 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.

(Continued from the April 23, 2018, Planning Commission meeting.)

24. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the May 14, 2018, Planning Commission meeting. Planned Unit Development 16-03 (Dan & Nancy Evangelisto) was approved with minor changes to a few Conditions of Approval, and Ordinance Amendment / OA 18-04 (Ernest Getty / Tina Mulally) was denied.

25. ITEMS FROM THE PUBLIC

26. ITEMS FROM THE STAFF

- A. Special Planning Commission Meeting (June 4th at 9:00 a.m.– Comprehensive Plan only.)
- B. Planning Commission By-Laws.
- C. Planning Department Hiring – Planner I – June 06, 2018, interviews.
- D. Planning Commission Interviews – On June 19, 2018, the Committee makes their recommendations to the Board of Commissioners.
- E. Farewell gathering for outgoing Planning Commissioners.

27. ITEMS FROM THE MEMBERSHIP

28. 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.