

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
June 11, 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 19, 2018, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE MAY 29, 2018, MINUTES
2. APPROVAL OF THE JUNE 4, 2018, MINUTES
3. 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.

4. **CONDITIONAL USE PERMIT REVIEW / CU 16-09:** Ken Nash. To review two (2) new off-premises signs within 1,500 feet of a residential zoning district / dwelling unit in a Highway Service District and a General Agriculture District in accordance with Sections 205, 210 and 510 of the Pennington County Zoning Ordinance.

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.

To recommend approval of the extension of Conditional Use Permit / CU 16-09 with five (5) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 17-28:** Laura Pankratz; Ken Nash – Agent. To review three (3) existing signs to be relocated on the subject property, to allow for the three (3) existing signs to be located within 1,500 feet of a residential zoning district/dwelling unit, and to allow for the three (3) existing signs to be located closer to each than the requirement of no signs shall be located no closer than 1,500 feet from all other signs in a Highway Service District in accordance with Sections 210, 312, and 510 of the Pennington County Zoning Ordinance.

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.

To recommend approval of the extension of Conditional Use Permit / CU 17-28 with eight (8) conditions.

6. **CONDITIONAL USE PERMIT / CU 18-11:** Lori Nore. To allow a multi-family dwelling on the subject property in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 9, Feay Reder Subdivision, Section 36, T1N, R6E, BHM, Pennington County, South Dakota.

(Continued from the May 29, 2018, Planning Commission meeting.)

To recommend approval of the withdrawal of Conditional Use Permit / CU 18-11 with the applicant's concurrence.

7. **CONDITIONAL USE PERMIT / CU 18-13:** Randy Wirtzfeld. To allow a 12 x 12 cabin to be occupied on a seasonal basis on the subject property, not to be occupied more than 180 days per calendar year, in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

All, Brule Lode MS 993, Section 36, T2N, R3E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 18-13 with nine (9) conditions.

8. **CONDITIONAL USE PERMIT / CU 18-15:** Koenig Family Trust (Sheila Watkins); Edelweiss Mountain Lodging - Agent. To allow an existing residence to be used as 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, Edelweiss Mountain Development, Section 17, T1N, R5E, BHM, Pennington County.

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

9. **CONDITIONAL USE PERMIT / CU 18-16:** David and Karen Maudlin. To allow an existing residence to be used as 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 (also in Section 3, T2S, R5E), Turbo Subdivision, Section 34, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 18-16 with seventeen (17) conditions.

10. **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.

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

To recommend to continue Layout Plat / PL 18-07 to the September 10, 2018, Planning Commission meeting with three (3) conditions.

11. **ROAD NAMING:** Laredo Holdings, LLC. To name a proposed 66-foot-wide Public Right-of-Way providing access to property located in Section 33, T2N, R10E, BHM, Pennington County, South Dakota, to Lasso Lane.

To recommend approval of the Road Naming of Lasso Lane.

12. **ROAD NAMING:** Laredo Holdings, LLC. To name a proposed 66-foot-wide Public Right -of-Way providing access to property located in Section 33, T2N, R10E, BHM, Pennington County, South Dakota, to High Noon Court.

To recommend approval of the Road Naming of High Noon Court.

13. **MINOR PLAT / PL 18-15 AND SUBDIVISION REGULATIONS VARIANCE / SV 18-05:** Laura Pankratz; Ken Nash – Agent. To create Lots 2, 3, 4, and 5 of Pankratz Subdivision and to waive platting requirements in accordance with Section 400.3 and Section 700.1 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.

To recommend approval of Subdivision Regulations Variance / SV 18-05 and approval of Minor Plat / PL 18-15 with eight (8) conditions.

14. **MINING PERMIT / MP 18-01:** Pennington County Highway Department. To mine gravel for road maintenance in an area north of Wall in accordance with Section 320 of the Pennington County Zoning Ordinance.

GL 5-8; SW1/4; NW1/4SE1/4; S1/2SE1/4, Section 36, T6N, R16E; and, GL 9 and 11; SE1/4SW1/4; SE1/4, Section 31, T6N, R17E, BHM, Pennington County, South Dakota.

To recommend approval of Mining Permit / MP 18-01 with fourteen (14) conditions.

END OF CONSENT AGENDA

15. **LAYOUT PLAT / PL 18-14:** Schriener Investment / Shane Schriener. To create Lots 1-8 of Keystone Wye Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: All of Crown Point Lode MS 1258; All of Bay Horse Lode MS 1258; All of Buffalo Fraction Lode MS 1258; and All of Bellevue Lode MS 1258, all located in Section 32, T1S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 1-8 of Keystone Wye Subdivision, Section 32, T1S, R6E, BHM, Pennington County, South Dakota.

16. **LAYOUT PLAT / PL 18-13:** Ralph and Sandra Kruse. To create Lots A and B of Lot 2 of Lot B of Lot 4 of Iowa Placer MS No. 636 in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 2 of Lot B of Lot 4 (also in Section 35-T1S-R4E) Iowa Placer MS 636, Section 1, T2S, R4E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots A and B of Lot 2 of Lot B of Lot 4, Iowa Placer MS 636, Section 1, T2S, R4E, BHM, Pennington County, South Dakota.

17. **CONDITIONAL USE PERMIT / CU 18-14:** All American Sales; Doug Bellinger - Agent. To allow for seasonal retail sales of Class C Fireworks in a Heavy Industrial District in accordance with Sections 204, 212, and 510 of the Pennington County Zoning Ordinance.

Lots A and B of Tract B of SW1/4 Less Lot H3 of said Lot B, including Lot H2 of Tract B, Section 27, T2N, R8E, BHM, Pennington County, South Dakota.

18. CONDITIONAL USE PERMIT / CU 18-17: James and Laura Rogers. To allow a temporary labor camp on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Lot 10, Moon Ranch Subdivision, Section 33, T1S, R1E, BHM, Pennington County, South Dakota.

19. 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 May 29, 2018, Planning Commission meeting.)

20. COUNTY BOARD REPORT

The Board of Commissioners will hear the Planning Commission's recommendations from their May 14th and May 29th meetings at the June 7, 2018, Board of Commissioner's meeting.

21. ITEMS FROM THE PUBLIC

22. ITEMS FROM THE STAFF

A. Building Permit Report.

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.