

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
June 25, 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 July 3, 2018, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE JUNE 11, 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 92-42:** Sunnyside Mobile Home Court. To review a mobile home park in a Suburban Residential District in accordance with Sections 208-C-2 and 510 of the Pennington County Zoning Ordinance.

Lot B of Lot 1 of Lot B less N600.236 feet in W1/2NE1/4; Lot A of Lot 1 of Lot B in W1/2NE1/4; Lot A of Lot 2 of Lot B less N600.236 feet in W1/2NE1/4; Tract 2 of Lot 2 of Lot B in SW1/4NE1/4; SE1/4NE1/4 including the private lane in the SE1/4NE1/4 and NE1/4SE1/4 less Lot A of SE1/4NE1/4 and NE1/4SE1/4 and Less L.

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

To recommend to continue the review of Conditional Use Permit / CU 92-42 to the September 24, 2018, Planning Commission meeting to allow staff and the property manager to meet to bring the property into compliance.

4. **CONDITIONAL USE PERMIT AMENDMENT REVIEW / CU 10-37:** Dennis and Sarah Mason. To amend an existing Conditional Use Permit to allow an existing caboose located on the subject property to be used as a seasonal cabin in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot C-15, Wolframite Estates, Section 34, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 10-37 with eight (8) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 13-12:** Donald Johnson. To review a single-wide mobile home to be used as a single-family residence in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 42, Block 4, Green Valley Estates, Section 23, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 13-12 with seven (7) conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 16-14:** Ron Toof. To review a Recreational Vehicle to be used as temporary living quarters on the subject property, while the applicant works to replace the single-wide mobile that was destroyed by fire, in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 7, Block 1, Mesa View Estates Subdivision #1, Section 12, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 16-14 with the applicant's concurrence.

7. **CONDITIONAL USE PERMIT REVIEW / CU 16-33:** Clinton Nulle. To review a single-wide mobile home to be used as a permanent 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.

Lot 5C of Lot DR of Lot 6 of Lot L, Nelson Acres Subdivision, Section 23, T2N, R8E, BHM, Pennington County, South Dakota.

(Continued from the December 18, 2017, Planning Commission meeting.)

To recommend to continue the review of Conditional Use Permit / CU 16-33 to the September 10, 2018, Planning Commission meeting with three (3) conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CU 17-03:** McDaniel Trust; Susan McDaniel. To review a Vacation Home Rental on the subject property in a Limited Agriculture District in accordance with Sections 206, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 39, Oak Meadows Estates, Section 23, T2S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 17-03 with sixteen (16) conditions.

9. **CONDITIONAL USE PERMIT REVIEW / CU 17-15:** Jay and Luann Van Hunnik. To review a Bed and Breakfast in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot A of Panelized Placer Mining Claim in SE1/4NW1/4, Section 19, T2S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 17-15 with sixteen (16) 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.

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

To recommend to continue the review of Conditional Use Permit / CU 17-20 to the July 23, 2018, Planning Commission meeting.

11. **CONDITIONAL USE PERMIT REVIEW / CU 17-21:** Cricket Lawn Service. To review the storage of equipment for a lawn and landscaping business on the subject property in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot 1, B and G Subdivision, Section 15, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 17-21.

12. **CONDITIONAL USE PERMIT REVIEW / CU 17-22:** Pamela Phillips. To review a single-wide mobile to be used as a permanent, 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.

Lot 49A of Lot D, Sweetbriar Heights Subdivision, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 17-22 to the August 27, 2018, Planning Commission meeting to allow the applicant time to bring the subject property into compliance.

13. **CONDITIONAL USE PERMIT AMENDMENT REVIEW / CU 17-43:** Under Canvas, Inc. (UC Glamping Partners, LLC); Jeremy Budge. To review a Conditional Use Permit Amendment to allow a Recreational Resort (glamping) on the subject property, to include the sale of beer and wine, 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 the extension of Conditional Use Permit Amendment / CU 17-43 with twenty-seven (27) conditions.

14. **CONDITIONAL USE PERMIT REVIEW / CU 17-47:** Harriet Kelley. To review a Recreational Vehicle to be used as temporary living quarters on the subject property, during the summer months, in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 1 of Lot A of Government Lot 2 of the NW1/4NE1/4, Section 2, T2S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 17-47 with eleven (11) conditions.

15. **CONSTRUCTION PERMIT REVIEW / CP 15-15:** Flack Trucking, Inc. To review the continuation of stockpiling soil, leveling the plowed fields, and removing soil from the property. The disturbed area is being returned to farm ground.

Balance of the W1/2SE1/4 less lot H7; SW1/4 less Lot H6 and less right-of-way, Section 23, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Construction Permit / CP 15-15 with twelve (12) conditions.

16. **CONSTRUCTION PERMIT REVIEW / CP 17-08:** Loerzel Construction. To construct a 650-foot-long driveway that will provide access to the subject property located in the NW1/4NE1/4SW1/4 of Section 31, T1N, R7E, BHM, Pennington County, South Dakota.

NW1/4NE1/4SW1/4 of Section 31, T1N, R7E, BHM, Pennington County, South Dakota.

To recommend to end Construction Permit / CP 17-08 with the applicant's concurrence.

17. **CONDITIONAL USE PERMIT / CU 18-19:** Greg Bolt. To allow a Guest House on the subject property in a Low Density Residential District in accordance with Sections 207, 318, and 510 of the Pennington County Zoning Ordinance.

Lot 7, Back Road Subdivision, Section 22, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 18-19 with eleven (11) conditions.

END OF CONSENT AGENDA

18. **CONDITIONAL USE PERMIT / CU 18-18:** Randy Dowdy and Laura Luthy. To allow a rental home park on the subject property to include four (4) existing mobile home rental units and to allow an additional ten (10) rental units, which would include mobile homes and/or governor's homes, and to also allow a caretaker/manager's residence and shop building on the subject property in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

W1/2W1/2SE1/4SW1/4, Section 17, T2N, R8E, BHM, Pennington County, South Dakota.

19. **CONDITIONAL USE PERMIT / CU 18-20:** William and Corissa Busse. To allow an existing shop building with living quarters to be used as a Vacation Home Rental on the subject property in a Suburban Residential District in accordance with Sections 208, 318, and 510 of the Pennington County Zoning Ordinance.

Lot 8, Feay Reder Subdivision, Section 36, T1N, R6E, BHM, Pennington County, South Dakota.

20. **MINOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 18-02:** Thomas Skoog. To amend the existing Trailwood Village Planned Unit Development to allow for the sale of retail and wholesale seasonal fireworks, to allow the future construction of a building up to 10,000 square feet for the storage and sales of fireworks, and to allow the sales of used vehicles on the subject property in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot C, Trailwood Village Subdivision, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.

21. **RECOGNITION OF PLANNING COMMISSION MEMBERS – LORI LITZEN AND WILLIAM “BILL” McCOLLAM.**

22. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the June 11, 2018, Planning Commission meeting with the exception of Rezone 18-02 and Comprehensive Plan Amendment 18-02 (Eric and Heidi Henriksen; Sperlich Consulting – Agent.). This Item was approved by the Board of Commissioners.

23. ITEMS FROM THE PUBLIC

24. ITEMS FROM THE STAFF

A. Planning Commission Appointments – July 3rd.

25. ITEMS FROM THE MEMBERSHIP

26. 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.