

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

ROLL CALL

1. INTRODUCTION AND WELCOME OF NEW PLANNING COMMISSIONERS
2. ELECTION OF OFFICERS
3. APPROVAL OF THE JUNE 25, 2018, MINUTES
4. APPROVAL OF THE 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.

5. **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.

Lot C of Tract 6, Berger Subdivision, Section 14, T2N, R8E, 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 91-59 with three (3) conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 99-37:** Bob Young. To review a mobile home park in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

The NW1/4NE1/4, Section 20, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 99-37 to the August 13, 2018, Planning Commission meeting.

7. **CONDITIONAL USE PERMIT REVIEW / CU 08-20:** David and Karen Maudlin. To review a Bed and Breakfast as a home occupation in a Low Density Residential District in accordance with Sections 207 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 to end Conditional Use Permit / CU 08-20 with the applicants' concurrence.

8. **CONDITIONAL USE PERMIT REVIEW / CU 11-17:** Duane Brink, LLB Investments Limited Partnership. To review a well drilling business and accessory exterior equipment and material storage in a Highway Service District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

Lot 2, Heavlin #2 Addition, Sections 19 and 30, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 11-17.

9. **CONDITIONAL USE PERMIT REVIEW / CU 15-36:** Donald and Margaret Norton. To review an existing shop building with living quarters to be used as a Guest House on the subject property in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 1, Knotty Pine Subdivision, Section 33, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 15-36 with five (5) conditions.

10. **CONDITIONAL USE PERMIT REVIEW / CU 17-23:** Cliff Dahl. To review existing structures on the subject property to include the addition of a new pole frame building on the subject property in a Limited Agriculture District in accordance with Section 206 and 510 of the Pennington County Zoning Ordinance.

Lot 1, Windy Hollow Subdivision, Section 7, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 17-23 with six (6) conditions.

11. **CONDITIONAL USE PERMIT REVIEW / CU 17-24:** Chace and Leslie Larsen. To review an internally illuminated sign within 1,500 feet of a residential zoning district/dwelling unit in a General Agriculture District in accordance with Sections 312 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 17-24 with six (6) conditions.

12. **MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PU 17-01:** Karen Moore. To review the existing Planned Unit Development to allow for a specialty / recreational resort for a Bed and Breakfast and events, such as: weddings, receptions, company picnics, family reunions, bridal and baby showers, and other types of small gatherings similar in nature, and additional RV sites in accordance with Section 213 of the Pennington County Zoning Ordinance.

Parcel A, B, and C, Ewalt Subdivision, Section 22, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Major Planned Unit Development Amendment / PU 17-01 to the August 13, 2018, Planning Commission meeting.

13. **MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 17-03:** Chris Hamm; KTM Design Solutions, Inc. To review the existing Planned Unit Development Zoning Districts to allow for additional storage units; to allow the single-family residence to be used as a caretaker's residence; and to allow future commercial uses and to allow a car wash facility in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot 2 of SE1/4SE1/4 Less Red Rock Estates and Less ROW; That PT of E1/2NE1/4SE1/4 lying outside the City of Rapid City Corporate Boundaries Less Row; and That PT of W1/2NE1/4SE1/4 lying S of Portrush Rd that lies outside the City of Rapid City Corporate Boundaries Less Red Rock Estate And Less Row, Section 29, T1N, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Major Planned Unit Development Amendment Review / PU 17-03 with twenty (20) conditions.

14. **CONDITIONAL USE PERMIT / CU 18-21:** David and Leah Byers. To allow for a single-family residence in a Highway Service District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

Lot 1, Pankratz Subdivision, Section 22, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 18-21 with eight (8) conditions.

15. **CONDITIONAL USE PERMIT / CU 18-24:** Plainsview Mobile Manor / Ernest Tschannen; Kristine Forrest – Agent. To bring an existing mobile home park into compliance (Plainsview Mobile Manor) in a Suburban Residential District in accordance with Sections 208, 305, and 510 of the Pennington County Zoning Ordinance.

Tract 2, Plainsview Subdivision, Section 23, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend to continue Conditional Use Permit / CU 18-24 to the July 23, 2018, Planning Commission meeting.

END OF CONSENT AGENDA

16. **SPECIAL CONSIDERATION TO TRAILWOOD VILLAGE PLANNED UNIT DEVELOPMENT / PU 18-03:** Heather Jansen-Hilgemeier. A special consideration to PUD 79-02 to reduce the minimum front yard setback from 15 feet to a zero (0) foot setback to allow for a garage in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot 10, Block 5, Trailwood Village, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.

17. **SPECIAL CONSIDERATION TO TRAILWOOD VILLAGE PLANNED UNIT DEVELOPMENT / PU 18-04:** Thomas Willar. A special consideration to PUD 79-02 to reduce the minimum front yard setback from 25 feet to 18 feet to allow for an addition to the residence in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot 21, Block 3, Trailwood Village, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.

18. **CONDITIONAL USE PERMIT / CU 18-22:** Hay Yard Hills, LLC; Rodney Sather – Owner. To allow for an existing single-family 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.

Tract A of Lot 1, Harrington Subdivision, Section 19, T2S, R7E, BHM, Pennington County, South Dakota.

19. LAYOUT PLAT / PL 18-17: Jeffery Reed. To create Lots 3A and 3B of Snyder Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 3, Snyder Subdivision, Section 29, T1S, R7E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 3A and Lot 3B, Snyder Subdivision, Section 29, T1S, R7E, BHM, Pennington County, South Dakota.

20. LAYOUT PLAT / PL 18-19: TDG Real Estate; Michael Gennaro – Agent. To reconfigure lot lines to create Glendale Tract and Hermosa Tract in accordance with § 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: All (also in Sec. 14) of Hermosa Lode MS 1111 and All (in Sec. 14) of Glendale #3 Lode MS 1111, Sections 14 and 23, T2S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Glendale Tract and Hermosa Tract, Sections 14 and 23, T2S, R6E, BHM, Pennington County, South Dakota.

21. LAYOUT PLAT / PL 18-18: Dan Wharton. To reconfigure lot lines to create Lots 1R and Lot 2R of Forty Oaks Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lots 1 and Lot 2, Forty Oaks Subdivision, Section 18, T2S, R7E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 1R and Lot 2R, Forty Oaks Subdivision, Section 18, T2S, R7E, BHM, Pennington County, South Dakota.

22. CONDITIONAL USE PERMIT / CU 18-23: BCS Invest, LLC; Kevin Haberstroh. To allow for six storage units and a caretaker / manager's residence on the subject property in a General Commercial District / General Agriculture District in accordance with Sections 205, 209, and 510 of the Pennington County Zoning Ordinance.

Lot 2 (also in Section 19), Heavlin #2 Addition, Section 30, T1N, R9E, BHM, Pennington County, South Dakota.

23. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the June 25, 2018, Planning Commission meeting.

July 3, 2018 – The Board of Commissioners approved Minor Plat 18-10 and Subdivision Regulations Variance 18-03 to waive the requirement to construct a turnaround: Kerri and Sabrina Johnston.

EXISTING LEGAL: Lots 20 and 21 of Lot 1 of SW1/4SW1/4 and Lot 22 of Lot 1 of SW1/4SW1/4, Section 14, T1N, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1 of Johnston Subdivision, Section 14, T1N, R5E, BHM, Pennington County, South Dakota.

24. ITEMS FROM THE PUBLIC

25. ITEMS FROM THE STAFF

- A. Building Permit Report.
- B. SD Planner's Conference (October 17th – 18th)
- C. Review of Association of State Floodplain Manager's Conference
- D. Discussion of County Ordinance Violation Report.

26. ITEMS FROM THE MEMBERSHIP

27. 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.