

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
July 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 August 7, 2018, at 10:30 a.m.

ROLL CALL

1. INTRODUCTION AND WELCOME OF NEW PLANNING EMPLOYEES
2. APPROVAL OF THE JULY 9, 2018, MINUTES
3. 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.

4. **CONDITIONAL USE PERMIT REVIEW / CU 05-14:** Desirae Kursave. To review a single-wide manufactured home as a single-family residence in a Suburban Residential District in accordance with Sections 204, 208-C-19 and 510 of the Pennington County Zoning Ordinance.

N1/2 of Lot A of Lot 4; Lot B of Lot 4; Lot C of Lot 4, Section 15, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 05-14 with eight (8) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 16-15:** Tom or Lynne Distler. To review a Recreational Vehicle to be used as a temporary residence while building a single-family residence on the subject property in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot 1 of Tract A, Bonnita Subdivision, Section 21, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 16-15 to the October 22, 2018, Planning Commission meeting.

6. **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.

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

To recommend to continue Conditional Use Permit / CU 16-20 to the September 24, 2018, Planning Commission meeting.

7. **CONDITIONAL USE PERMIT REVIEW / CU 16-26:** Terry Sager. To review a Recreational Vehicle to be used as temporary living quarters while building a single-family residence on the subject property in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 8, Olson Park Subdivision #2, Section 35, T1N, R3E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 16-26.

8. **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 June 25, 2018, Planning Commission meeting.)

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

9. **CONDITIONAL USE PERMIT REVIEW / CU 17-25:** Donald Wojciechowski; Lisa Loerzel – Agent. To review for one (1) pole barn and three (3) greenhouse structures in a Suburban Residential District located on the NW1/4NE1/4SW1/4 in Section 31, T1N, R7E, BHM; and to review one (1) pole barn structure in a Suburban Residential District located on the E1/2 GL3, Section 31, T1N, R7E, BHM; and to allow the one (1) pole barn structure to remain on the E1/2 GL3, Section 31, T1N, R7E, BHM, when the principle structure is removed from the property in the future, in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

NW1/4NE1/4SW1/4, and E1/2 GL3, all located in Section 31, T1N, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 17-25 with nine (9) conditions.

10. **CONSTRUCTION PERMIT REVIEW / CP 99-29:** Pete Lien & Sons. To review a Construction Permit in a General Agriculture District in accordance with Section 507 of the Pennington County Zoning Ordinance.

NW1/4NE1/4 (Including Lot B) less Lot A, less Lots 1-3 Feist Add and less south 245 feet of the east 232 feet; vacated Feist Road located in NW1/4NE1/4, Section 20, T2N, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Construction Permit / CP 99-29 with eight (8) conditions.

11. **CONSTRUCTION PERMIT REVIEW / CP 05-11:** Pete Lien & Sons. To review the extension of a Construction Permit for reclamation of the quarry located on the subject property in a General Agriculture District in accordance with Section 507 of the Pennington County Zoning Ordinance.

A portion of the NE1/4 of Section 20 and a portion of the NW1/4 of Section 21, T2N, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Construction Permit / CP 05-11 with ten (10) conditions.

12. **CONSTRUCTION PERMIT REVIEW / CP 17-09:** City of Rapid City; Banner Associates – Agent. To review installation of a 12 inch water main to provide water quality and supply looping capabilities to the East Rapid Water Users Region and Rapid City Regional Airport.

Section 13, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Construction Permit / CP 17-09 with seven (7) conditions.

13. **CONDITIONAL USE PERMIT / CU 18-25:** Scott Widvey. 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 B of Lot 1, Rohrer Subdivision, Section 29, T1N, R7E, BHM, Pennington County, South Dakota.

To recommend to continue Conditional Use Permit / CU 18-25 to the August 13, 2018, Planning Commission meeting.

END OF CONSENT AGENDA

14. 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.

(Continued from the July 9, 2018, Planning Commission meeting.)

15. REZONE / RZ 18-04 AND COMPREHENSIVE PLAN AMENDMENT / CA 18-04: Gary Baldwin; Fisk Land Surveying – Agent. To rezone 5.00 acres from Limited Agriculture District to Suburban Residential District and to amend the Pennington County Comprehensive Plan to change the Future Land Use from Limited Agriculture District to Suburban Residential District in accordance with Sections 206, 208, and 508 of the Pennington County Zoning Ordinance.

Tract 2, Berger Subdivision, Section 14, T2N, R8E, BHM, Pennington County, South Dakota.

16. REZONE / RZ 18-05: Alan or Rosemary Johnson. To rezone 1.04 acres from General Agriculture District to Suburban Residential District in accordance with Sections 205, 208, and 508 of the Pennington County Zoning Ordinance.

Lot A of NE1/4NW/14 and Lot B of NE1/4NW1/4 in Section 14, T1N, R8E, BHM, Pennington County, South Dakota.

17. LAYOUT PLAT / PL 18-20: Robert Raue; Renner Associates – Agent. To create Lot 3 of Jones Ranch Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: SE1/4 less 9.93 acres in SE1/4 and less Jones Ranch Subdivision, Section 36, T1N, R9E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 3, Jones Ranch Subdivision, Section 36, T1N, R9E, BHM, Pennington County, South Dakota.

18. REZONE / RZ 18-03 AND COMPREHENSIVE PLAN AMENDMENT / CA 18-03: Robert Raue; Renner Associates – Agent. To rezone 5.00 acres from General Agriculture District to Low Density Residential District and to amend the Pennington County Comprehensive Plan to change the Future Land Use from Limited Agriculture District to Low Density Residential District in accordance with Sections 205, 207, and 508 of the Pennington County Zoning Ordinance..

Located on the following metes and bounds description: Commencing at the northwesterly corner of the S416 feet of the E380 feet of the SW1/4 of SE1/4 of SE1/4, Section 36, T1N, R9E, BHM and the point of beginning; Thence, first course: westerly,

parallel to the Section Line common to Sections 36, T1N, R9E, BHM, and Section 6, T1S, R10E, BHM, a distance of 568.67 feet±; Thence, second course: southerly, perpendicular to said section line a distance of 383.00 feet ±, to a point on the northerly edge of section line right-of-way; Thence, third course: easterly, along the northerly edge of said section line right-of-way, a distance of 568.67 feet±, to a point on the west boundary of said E380 feet of the SW1/4 of SE1/4 of SE1/4; Thence, fourth course: northerly, along the westerly boundary of said E380 feet of the SW1/4 of SE1/4 of SE1/4, a distance of 383.00 feet±, to the said point of beginning. Said Parcel contains 5.00 acres more or less.

19. 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.

(Continued from the July 9, 2018, Planning Commission meeting.)

20. COUNTY BOARD REPORT
The Board of Commissioners concurred with the Planning Commission's recommendations from the July 9, 2018, Planning Commission meeting.
21. ITEMS FROM THE PUBLIC
22. ITEMS FROM THE STAFF
- A. 2018 SD Planner's Conference (October 17th-18th in Huron).
 - B. On-Site Wastewater Installer Training (October 5th – Rapid City).
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.