

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**August 13, 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 21, 2018, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE JULY 23, 2018, MINUTES
2. 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.

3. **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 September 10, 2018, Planning Commission meeting.

4. **CONDITIONAL USE PERMIT REVIEW / CU 10-26:** Chris and Donna Dressen. To review a mobile home park (Premier Estates Mobile Home Park) in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 7, Plateau Subdivision, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 10-26 with nineteen (19) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 14-23:** Keystone Adventures, Inc.; Andrew Busse – Agent. To review a golf driving range and helipad in a Highway Service Zoning District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

The Unplatted Balance of Government Lot 16 less Right-of-Way; and the Unplatted Balance of Government Lot 21 less Right-of-Way, Section 31, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 14-23 with sixteen (16) conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 17-32:** Charles Ferrin. To review living in an existing single-family residence while constructing a new single-family residence and to allow the existing single-family residence to remain as storage on the subject property due to historical age in a General Agriculture District in accordance with Sections 205, and 510 of the Pennington County Zoning Ordinance.

SW1/4; Section 26, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 17-32 with eight (8) conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 17-29:** Arch Duran. To review a Recreational Vehicle to be used as temporary living quarters on the subject property, for seasonal use from May 1<sup>st</sup> to October 1st, in a General Agriculture District, in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Lot 1 of Lot D of Lot 1 of S1/2SE1/4, Section 15, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 17-29 with ten (10) conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CU 17-33:** Bituminous Paving/Terry Sewell. To allow a temporary hot mix asphalt batch plant / stockpile site and contractor's storage area for contract work in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

That PT of W1/2SE1/4 and that PT of SE1/4SE1/4 located E of Highway 385 less Forest View Subdivision less Lot H1, Section 28, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 17-33 to the September 10, 2018, Planning Commission meeting.

9. **CONSTRUCTION PERMIT REVIEW / CP 16-07:** Site Works Specialists. To review grading the site, constructing a road, and parking area on the subject property.

Tract D of NW1/4SE1/4 less Lot 1, Section 3, T1S, R17E, BHM, Pennington County, South Dakota.

To recommend to end Construction Permit / CP 16-07 with the applicant's concurrence.

10. **CONSTRUCTION PERMIT REVIEW / CP 16-08:** Highmark, Inc. To review the removal of existing surfacing, installation of a 33 foot sanitary sewer along the centerline of the existing roadway, and reconstructing the roadway with asphalt surfacing.

Southside Drive between Reservoir Road and Felicia Street, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Construction Permit / CP 16-08 with eight (8) conditions.

11. **CONSTRUCTION PERMIT REVIEW / CP 16-09:** Lazy P6 Land Co. Inc. / Orvill Davis. To review the continuing work initiated under Construction Permits 13-05, 14-02, and 15-14. Reclamation of hay pasture west of Fifth Street and to continue stockpiles of off-site soil material for future use on-site. Miscellaneous channel maintenance, removal of debris, and sediment.

Unit I less dedicated E. Watts Lane ROW; Unit II; and Unit III of Southgate Condominiums Phase I; Section 24, T1N, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Construction Permit / CP 16-09 with eight (8) conditions.

12. **LAYOUT PLAT / PL 17-38:** Dorothy Johnson Estate; Great Western Bank - Personal Representative for Dorothy Johnson Estate. To create Lots A, B, C, and D of Johnson Estates Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Balance of Lot 1 of the NW1/4NW1/4, Section 9, T1N, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots A, B, C, and D of Johnson Estates Subdivision, Section 9, T1N, R6E, BHM, Pennington County, South Dakota.

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

To recommend to continue Layout Plat / PL 17-38 to the November 13, 2018, Planning Commission meeting.

13. **REZONE / RZ 17-10 AND COMPREHENSIVE PLAN AMENDMENT / CA 17-09:** Dorothy Johnson Estate; Great Western Bank - Personal Representative for Dorothy Johnson Estate. To rezone 21.39 acres from Limited Agriculture District to Suburban Residential District and to amend the Pennington County Comprehensive Plan to change the Future Land Use from PUD Sensitive to Suburban Residential District in accordance with Sections 206, 208, and 508 of the Pennington County Subdivision Regulations.

Balance of Lot 1 of NW1/4NW1/4, Section 9, T1N, R6E, BHM, Pennington County, South Dakota.

(Continued from the March 12, 2018, Planning Commission meeting.)

To recommend to continue Rezone / RZ 17-10 and Comprehensive Plan Amendment / CA 17-09 to the November 13, 2018, Planning Commission meeting.

14. **CONSTRUCTION PERMIT / CP 18-07:** David and Leah Byers. To level and grade roads to be utilized as driveways for future construction of a single-family residence and cabins.

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

To recommend approval of Construction Permit / CP 18-07 with seven (7) conditions.

15. **CONSTRUCTION PERMIT / CP 18-08:** Heavy Constructors. To excavate and grade land to install 8 inch and 12 inch water main and water service installation.

Rapid Valley Sanitary District, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CP 18-08 with ten (10) conditions.

16. **CONDITIONAL USE PERMIT / CU 18-26:** Kelly and Brenda Hansen. To allow for a Recreational Vehicle to be used for no more than 180 calendar days on the subject property and to also allow the Recreational Vehicle to be used as temporary living quarters 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 3, Block 3, Pactola Estates, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 18-26 with thirteen (13) conditions.

17. **CONDITIONAL USE PERMIT / CU 18-27:** John and Vicki Hansen. To allow for a Recreational Vehicle to be used for no more than 180 calendar days on the subject property (seasonally) and to also allow a carport to cover the Recreational Vehicle and deck in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 5 (also in Section 20), Black Metal Lode MS 1986, Section 19, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 18-27 with eleven (11) conditions.

18. **CONDITIONAL USE PERMIT / CU 18-28:** Harry and Gail McKane. To live in the existing residence while building a new 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 (also in Section 36, T1N, R3E), Deerfield Park Parcel #2, Section 1, T1S, R3E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 18-28 with ten (10) conditions.

19. **CONDITIONAL USE PERMIT / CU 18-29:** John and Lori Sabo. To live in an existing shop building, while a new single-family residence is under construction on the subject property in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 10, Back Country Subdivision, Section 29, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 18-29 with nine (9) conditions.

20. **CONDITIONAL USE PERMIT / CU 18-30:** Hayden Clark. To allow 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.

NW1/4, S1/2 less ROW, Section 20, T2N, R17E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 18-30 with eight (8) conditions.

21. **CONDITIONAL USE PERMIT / CU 18-31:** A&O Enterprises; David Finneman. To allow an existing Recreational Vehicle to be used as temporary living quarters to allow the applicant time to place a governor's home on the property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

NW1/4, S1/2 less ROW, Section 20, T2N, R17E, BHM, Pennington County, South Dakota.

To recommend to continue Conditional Use Permit / CU 18-31 to the August 27, 2018, Planning Commission meeting.

22. **MINOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PU 17-06:** Coyote Blues Vintage Bed and Breakfast. To review the existing Planned Unit Development to allow the road to be constructed with a 12-foot-wide minimum surface area width and 4 inches of gravel; that a maximum of 10 bedrooms be utilized in the bed and breakfast establishment with a maximum occupancy of 24 persons at any one time; to remove Condition #13; and that the specific uses of this Planned Unit Development be for a resort development consisting of a 10 bedroom bed and breakfast and a residential development not exceeding 1 residence per 10 acres in accordance with Section 213 of the Pennington County Zoning Ordinance.

N1/2NW1/4SE1/4; SW1/4NW1/4SE1/4, Section 14, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Minor Planned Unit Development Amendment Review / PU 17-06 to the August 27, 2018, Planning Commission meeting.

23. **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.

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

To recommend to continue the review of Major Planned Unit Development Amendment Review / PU 17-01 to the September 10, 2018, Planning Commission meeting.

**END OF CONSENT AGENDA**

24. 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.

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

25. MINOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 18-05: Grant and Sandra Parsons (Plum Creek Homes). To amend an existing Planned Unit Development to allow the proposed single-family residence to be used as a bed and breakfast on the subject property in accordance with Sections 213 of the Pennington County Zoning Ordinance.

Tract 43, Rushmore Ranch Estates Subdivision, Section 20, T2S, R7E, BHM, Pennington County, South Dakota.

26. LAYOUT PLAT / PL 18-21: John and Polly Preston. To create Lots 1 and 2 of Tract AR of Preston Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Tract AR, Preston Subdivision, Section 18, T2S, R8E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 1 and 2 of Tract AR, Preston Subdivision, Section 18, T2S, R8E, BHM, Pennington County, South Dakota.

27. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the July 23, 2018, Planning Commission meeting.

28. ITEMS FROM THE PUBLIC

29. ITEMS FROM THE STAFF

A. Building Permit Report.

30. ITEMS FROM THE MEMBERSHIP

31. 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.**