

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
August 27, 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 September 4, 2018, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE AUGUST 13, 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 10-38:** Robert Mills. To review a home occupation, an auto restoration shop, in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

The N1/2 Lot E of E1/2SE1/4, Section 9, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 10-38 to the September 24, 2018, Planning Commission meeting.

4. **CONDITIONAL USE PERMIT REVIEW / CU 16-21:** Jeff Liddell / Liddell Family Trust. To review an accessory structure (barn) prior to a primary structure and to also allow an RV to be used as temporary living quarters during future construction of the barn and 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.

All of Sunrise Fraction Lode MS 531, Section 33, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 16-21 with the applicant's concurrence.

5. **CONDITIONAL USE PERMIT REVIEW / CU 16-23:** Harlan and Carol Hoffman. To review a Recreational Vehicle to be used as temporary living quarters during the summer months on the subject property in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Tract 6, Slate Creek Subdivision, Section 36, T1N, R3E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-23 with eleven (11) conditions.

6. **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.

To recommend to end Conditional Use Permit / CU 18-04, per the applicant's request, with one (1) condition.

7. **CONSTRUCTION PERMIT REVIEW / CP 16-10:** City of Rapid City. To review the installation of a new sewer main for the City of Rapid City from Cobalt Drive (east end) to Auburn Drive (west end) across existing pasture land.

W1/2NE1/4; That PT of SE1/4NW1/4 lying N and E of Haines Ave; That PT of NE1/4SW1/4 lying N and E of Haines Ave; NW1/4SE1/4, Section 13, T2N, R7E, BHM, Pennington County, South Dakota.

To recommend to end Construction Permit / CU 16-10.

8. **CONSTRUCTION PERMIT REVIEW / CP 17-10:** Site Work Specialist, Inc. To review excavating and stockpiling of material for off-site use for South Valley Drive property.

Lot 3 of Lot B, Block 16, Trailwood Village Subdivision, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.

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

9. **CONSTRUCTION PERMIT / CP 18-09:** Don and Karen Weber. To place fill and level an area for an existing project.

Lot 2, Block 2, Whispering Pines Subdivision, Section 32, T1N, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CU 18-09 with seven (7) conditions.

10. **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.

(Continued from the August 13, 2018, Planning Commission meeting.)

To recommend approval of the extension of Minor Planned Unit Development Amendment / PU 17-06 with twelve (12) conditions.

11. **MINOR PLAT / PL 18-23:** Dan Wharton. To reconfigure lot lines to create Lots 1R and Lot 2R of Forty Oaks Subdivision in accordance with Section 400.3 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.

To recommend approval of Minor Plat / PL 18-23 with five (5) conditions.

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.

(Continued from the June 25, 2018, Planning Commission meeting.)

To recommend to continue the review of Conditional Use Permit / CU 17-22 to the October 8, 2018, Planning Commission meeting.

END OF CONSENT AGENDA

13. 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 July 23, 2018, Planning Commission meeting.)

14. 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 August 13, 2018, Planning Commission meeting.)

15. REZONE / RZ 18-06 AND COMPREHENSIVE PLAN AMENDMENT / CA 18-05: TDG Real Estate, LLC; Michael Gennaro – Agent. To rezone 9.20 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 Planned Unit Development Sensitive to Low Density Residential District in accordance with Sections 205, 207, and 508 of the Pennington County Zoning Ordinance.

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

16. CONDITIONAL USE PERMIT / CU 18-33: Fatter Boys, Inc. / Bob Fuchs. To allow for three (3) internally illuminated signs within 1,500 feet of a residential zoning district/dwelling unit in a Highway Service District in accordance with Sections 210, 312, and 510 of the Pennington County Zoning Ordinance.

Lot 9, Spring Creek Palisades Subdivision, Section 21, T1S, R5E, BHM, Pennington County, South Dakota.

17. 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.

(Continued from the August 13, 2018, Planning Commission meeting.)

18. CONDITIONAL USE PERMIT / CU 18-32: Katrena Roseland. To allow for a caretaker's residence on the subject property in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 7, Block 4, Eastern Acres Subdivision, Section 11, T1N, R8E, BHM, Pennington County, South Dakota.

19. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the August 13, 2018, Planning Commission meeting.

20. ITEMS FROM THE PUBLIC

21. 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).

22. ITEMS FROM THE MEMBERSHIP

23. 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.