

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
September 10, 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 18, 2018, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE AUGUST 27, 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 81-22:** Wynia Family Trust. To review caretaker's residence on the subject property in a Suburban Residential District in accordance with Sections 204-D, 208 and 510 of the Pennington County Zoning Ordinance.

Lot 47, Sweetbriar Heights Subdivision, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 81-22 with the owner's concurrence.

4. **CONDITIONAL USE PERMIT REVIEW / CU 90-48:** Katrena Roseland. To review a mobile home as a caretaker's residence in a Suburban Residential District in accordance with Section 204-D and 510 of the Pennington County Zoning Ordinance.

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

To recommend to end Conditional Use Permit / CU 90-48, with the applicant's concurrence, as it is no longer needed.

5. **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.

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

To recommend to continue the review of Conditional Use Permit / CU 99-37 to the October 8, 2018, Planning Commission meeting with two (2) conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 02-57:** North Haines Volunteer Fire Department. To review a Conditional Use Permit to add two (2) additional garage bays to an existing fire station to allow for an addition onto the existing fire station in a General Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot 1, North Haines Subdivision, Section 18, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 02-57 with six (6) conditions.

7. **CONDITIONAL USE PERMIT AMENDMENT REVIEW / CU 04-35:** Chris Peterson. To review an existing Conditional Use Permit to allow for 13 storage units in lieu of the approved 10 storage units and to allow them to be larger than the approved 30 foot x 150 foot, to allow a single-family residence to be used as the caretaker's residence for the storage units; and to allow an office/shop building in a General Commercial District in accordance with Sections 209-C and 510 of the Pennington County Zoning Ordinance.

Tract 1 of SE1/4, Section 11, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit Amendment / CU 04-35 with fifteen (15) conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CU 09-34:** Lance and Daina Verhulst. To review a Fifth Wheel Camper to be parked on a vacant lot and utilized during the summer months in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Tract 4, Bear Mountain Ranch Subdivision, Section 24, T2S, R3E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 09-34 to the October 8, 2018, Planning Commission meeting to allow staff time to contact the new owners.

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

To recommend approval of the extension of Conditional Use Permit / CU 16-33 with nine (9) conditions.

10. **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.

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

To recommend approval of the extension of Conditional Use Permit / CU 17-33 with eleven (11) conditions.

11. **PLANNED UNIT DEVELOPMENT REVIEW / PU 09-02:** Salvation Army. To review the Salvation Army Camp Planned Unit Development in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot B of Lot 1 of Lot C of Lot 8 of Lot E; Lot 2 of Lot C of Lot 8 of Lot E; and the unplatted portion of Lot C of Lot 8 of Lot E, Big Bend Placer MS 1442, Section 8, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Planned Unit Development / PU 09-02 with twenty-one (21) 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.

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

To recommend approval of the extension of Major Planned Unit Development Amendment / PU 17-01 with forty-two (42) conditions.

13. **MINOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 17-05:** Tanner Colburn. To amend the existing Sunset Ranch Planned Unit Development to reduce the setback from 25 feet to 12 feet along the west property line in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot 3, Block 4, Sunset Ranch Subdivision, Section 32, T2N, R10E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Minor Planned Unit Development Amendment / PU 17-05 with twenty-two (22) conditions.

14. **CONSTRUCTION PERMIT REVIEW / CP 08-06:** Pete Lien & Sons. To review the mining of 501 acres of limestone and disposal of clean concrete construction debris for reclamation in General Agriculture and Limited Agriculture Districts.

E1/2NE1/4, E1/2SE1/4, & NW1/4SE1/4, all of Section 19, T2N, R7E; W1/2NW1/4, E1/2NW1/4, E1/2SW1/4, NW1/4SW1/4, and Tract A of Kidner Subdivision, all of Section 20, T2N, R7E; all of BHM, Pennington County, South Dakota.

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

To recommend approval of the extension of Construction Permit / CP 08-06 with twelve (12) conditions.

15. **CONSTRUCTION PERMIT REVIEW / CP 08-07:** Pete Lien & Sons. To review the mining of 40 acres of limestone and disposal of clean concrete construction debris for reclamation in a General Agriculture District.

Government Lot 1, Section 19, T2N, R7E, BHM, Pennington County, South Dakota.

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

To recommend approval of the extension of Construction Permit / CP 08-07 with twelve (12) conditions.

16. **CONSTRUCTION PERMIT REVIEW / CP 17-03:** Mitch Morris. To review the grading of the site and use as a storage area to stockpile soil and concrete debris.

Lot 1 of SW1/4NE1/4, Section 32, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Construction Permit / CP 17-03 to the October 8, 2018, Planning Commission meeting to allow the applicant time to install perimeter barrier protections.

17. **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 / CP 08-09 with seven (7) conditions.

18. **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 27, 2018, Planning Commission meeting.)

To recommend denial of Conditional Use Permit / CU 18-25.

19. **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 27, 2018, Planning Commission meeting.)

To recommend to continue Conditional Use Permit / CU 18-31 to the September 24, 2018, Planning Commission meeting.

20. **LAYOUT PLAT / PL 18-07:** Kenneth Smith. To reconfigure lots lines to create Lot AR, Lot C, and Lot D of Block 2 in the Original Townsite of Caputa in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 1-3; Lot A (replat of Lot 4-8 of Block 2); Lot 9-12; and Lot 1-3 RTY all located in Block 2, Original Townsite of Caputa, Section 9, T1S, R9E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot AR; Lot C; and Lot D all located in Block 2, Original Townsite of Caputa, Section 9, T1S, R9E, BHM, Pennington County, South Dakota.

(Continued from the June 11, 2018, Planning Commission meeting.)

To recommend denial without prejudice of Layout Plat / PL 18-07.

21. **LAYOUT PLAT / PL 18-25:** Lynn Schell. To create Cemetery Tract 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, Section 36, T1N, R9E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Cemetery Tract of Jones Ranch Subdivision, Section 36, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of Layout Plat / PL 18-25 with twelve (12) conditions.

22. **MINOR PLAT / PL 18-24:** Jeffery Reed. To create Lots 3A and 3B of Snyder Subdivision in accordance with Section 400.3 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.

To recommend approval of Minor Plat / PL 18-24 with eleven (11) conditions.

END OF CONSENT AGENDA

23. **MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 18-06:** Catherine Sopinski; Rob Livingston – Agent. To amend an existing Planned Unit Development to allow the single-family residence to be used as a Vacation Home Rental on the subject property in accordance with Sections 213 and 319 of the Pennington County Zoning Ordinance.

Lot 1, Block 1, The Reserve at Remington Ranch, Section 22, T1S, R5E, BHM, Pennington County, South Dakota.

24. **PRELIMINARY PLAT / PL 18-26 AND SUBDIVISION REGULATIONS VARIANCE / SV 18-06:** Rustlers Ranch, LLC; Davis Engineering – Agent. To create Tract A of Rustlers Ranch Addition and to waive platting requirements in accordance with Sections 400.2 and 700.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: SW1/4SE1/4; SE1/4SE1/4 Less Tract 1754 and Less Right-of-Way, Section 8, T1N, R4E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Tract A of Rustlers Ranch Addition, Section 8, T1N, R4E, BHM, Pennington County, South Dakota.

25. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the August 27, 2018, Planning Commission meeting.

26. ITEMS FROM THE PUBLIC

27. 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).
- C. Update – Planned Unit Development 16-03 (Dan & Nancy Evangelisto)
- D. Comprehensive Plan – Public Review.

28. ITEMS FROM THE MEMBERSHIP

29. 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.