

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
September 24, 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 October 2, 2018, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE SEPTEMBER 10, 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 92-42:** Sunnyside Mobile Home Court. To review a mobile home park in a Suburban Residential District in accordance with Sections 208-C-2 and 510 of the Pennington County Zoning Ordinance.

Lot B of Lot 1 of Lot B less N600.236 feet in W1/2NE1/4; Lot A of Lot 1 of Lot B in W1/2NE1/4; Lot A of Lot 2 of Lot B less N600.236 feet in W1/2NE1/4; Tract 2 of Lot 2 of Lot B in SW1/4NE1/4; SE1/4NE1/4 including the private lane in the SE1/4NE1/4 and NE1/4SE1/4 less Lot A of SE1/4NE1/4 and NE1/4SE1/4 and Less L.

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

To recommend to continue the review of Conditional Use Permit / CU 92-42 to the December 17, 2018, Planning Commission meeting to allow staff and the property manager time to meet to bring the property into compliance.

4. **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.

(Continued from the August 27, 2018, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 10-38 with ten (10) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 13-21:** Aaron Olson. To review a Vacation Home Rental in a Suburban Residential District in accordance with Sections 208, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 8 of Tract A, Sunnyside Acres Subdivision, Section 25, T2N, R4E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 13-21 to the October 8, 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 July 23, 2018, Planning Commission meeting.)

To recommend to continue the review of Conditional Use Permit / CU 16-20 to the December 17, 2018, Planning Commission meeting to allow the applicant time to proceed with the replatting process to combine both lots into one.

7. **CONDITIONAL USE PERMIT REVIEW / CU 17-27:** Beverly Sears. To review an existing 12' x 12' structure to be used as a single-family residence in a Suburban Residential District in accordance with Sections 204, 208, and 510 of the Pennington County Zoning Ordinance.

Lots 22-23, Block, 8, Silver City Subdivision, Section 31, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 17-27 to the October 22, 2018, Planning Commission meeting.

8. **CONDITIONAL USE PERMIT REVIEW / CU 17-34:** Sherri Wilkie. 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 A of Lot 10, Block 8, Eastern Acres Subdivision, Section 11, T1N, R8E, BHM, Pennington County, South Dakota

To recommend approval of the extension of Conditional Use Permit / CU 17-34 with seven (7) conditions.

9. **CONDITIONAL USE PERMIT REVIEW / CU 17-35:** Carolyn Hunt. To review a single-wide mobile to be used as a single-family residence on the subject property in a Suburban Residential District in accordance with Sections 208, 304 and 510 of the Pennington County Zoning Ordinance.

Lot C, Block 1, Sathe Subdivision, Section 15, T2N, R08E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 17-35 with six (6) conditions.

10. **CONDITIONAL USE PERMIT REVIEW / CU 17-47:** Harriet Kelley. To review a Recreational Vehicle to be used as temporary living quarters on the subject property, during the summer months, in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 1 of Lot A of Government Lot 2 of the NW1/4NE1/4, Section 2, T2S, R5E, BHM, Pennington County, South Dakota.

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

To recommend to continue the review of Conditional Use Permit / CU 17-47 to the October 22, 2018, Planning Commission meeting.

11. **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 September 10, 2018, Planning Commission meeting.)

To recommend to withdraw Conditional Use Permit / CU 18-31, per the applicant's request.

12. **CONDITIONAL USE PERMIT / CU 18-34:** Doug and Vicky Dahl. To allow for a second ranch hand's residence on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

The SE1/4, Section 30, T3N, R16E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 18-34 with eleven (11) conditions.

13. **MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PU 17-07:** Donna and Lyle Hartshorn. To review an existing Planned Unit Development to allow a Resort Development and events and to allow a farmer's market to include a maximum of 60 vendors, on the subject properties, in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot 4 of Tract E of Government Lot 2 of NW1/4SE1/4, NE1/4SW1/4 and SW1/4SE1/4; and NE1/4SE1/4 less Lot 1, Tract D of NW1/4SE1/4 less Lot 1, all located in Section 3, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Major Planned Unit Development Amendment / PU 17-07 with twenty-seven (27) conditions.

END OF CONSENT AGENDA

14. **LAYOUT PLAT / PL 18-27:** Paul and Carol Niemann. To combine two lots in order to create Niemann Trust Land Tract in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot O of SE1/4SE1/4; Lot A of SE1/4SE1/4, Section 15, T1N, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Niemann Trust Land Tract, Section 15, T1N, R5E, BHM, Pennington County, South Dakota.

15. **LAYOUT PLAT / PL 18-28:** Gerald and Judith Schmidt. To combine two lots in order to Lot1 of Schmidt Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations

EXISTING LEGAL: Bertha Lode and Aurora Lode Patented Mining Claims (also in Section 19 and 20), Section 29, T2N, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1 of Schmidt Subdivision, Section 29, T2N, R6E, BHM, Pennington County, South Dakota.

16. **COUNTY BOARD REPORT**

The Board of Commissioners concurred with the Planning Commission's recommendations from the September 10, 2018, Planning Commission meeting.

17. **ITEMS FROM THE PUBLIC**

18. ITEMS FROM THE STAFF

- A. Building Permit Report.
- B. Update – Planned Unit Development 16-03 (Dan & Nancy Evangelisto)
- C. Update – Section 204-G Special Animal Keeping Committee – Draft Ordinance.
- D. Comprehensive Plan – Public Review.

19. ITEMS FROM THE MEMBERSHIP

20. 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.