

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**October 8, 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 16, 2018, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE SEPTEMBER 24, 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.

(Continued from the September 10, 2018, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 99-37 with twenty (20) conditions.

4. **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.

(Continued from the September 10, 2018, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 09-34 with five (5) 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.

(Continued from the September 24, 2018, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 13-21 with eleven (11) conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 13-22:** Dudley and Ila LaPointe. To review a single-wide mobile home to be used as a single-family residence in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 25, Block 7, Green Valley Estates, Section 23, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 13-22 with ten (10) conditions.

7. **CONDITIONAL USE PERMIT AMENDMENT REVIEW / CU 14-27:** Wayne and Phyllis Krell. To review a single-wide manufactured home to be used as a permanent residence in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 6A of Lot 6 in Block 4, Eastern Acres Subdivision, Section 11, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 14-27 to the October 22, 2018, Planning Commission meeting to allow staff time to contact both the landowner and renter so that the property can be brought into compliance.

8. **CONDITIONAL USE PERMIT REVIEW / CU 14-28:** Don Behrens. To review a Vacation Home Rental in a General Agriculture District in accordance with Sections 205, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 1, Custer Trails Subdivision, Section 22, T1N, R5E, BHM, Pennington County, South Dakota

To recommend approval of the extension of Conditional Use Permit / CU 14-28 with ten (10) conditions.

9. **CONDITIONAL USE PERMIT REVIEW / CU 16-37:** Wade and Shari Greseth. 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.

Tact B of E1/2SE1/4SW1/4, Section 29, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 16-37 with the applicants' concurrence.

10. **CONDITIONAL USE PERMIT REVIEW / CU 16-42:** Chase Gravatt. To review 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.

NW1/4NW1/4SW1/4, Section 13, T2N, R9E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 16-42 with the applicant's concurrence.

11. **CONDITIONAL USE PERMIT REVIEW / CU 17-13:** Diana Bryant. To review living in an existing single-wide mobile home, while building a 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.

Lots 5 and 6 of Lot L of E1/2SE1/4, Section 9, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 17-13 to the November 13, 2018, Planning Commission meeting to allow the applicant time to obtain a Removal Permit for the single-wide mobile home.

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 August 27, 2018, Planning Commission meeting.)

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

13. **CONDITIONAL USE PERMIT REVIEW / CU 17-37:** Ken and Nancy Denke. To review living in an existing camper while building a single-family residence or cabin on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

All, Hidden Treasure Lode MS 607, Section 26, T1N, R4E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 17-37 with eleven (11) conditions.

14. **CONSTRUCTION PERMIT REVIEW / CP 15-18:** Dennis Zandstra Real Estate Holdings; Steve Zandstra. To review placing fill in an area south of the Project Area on the subject property; in conjunction with the Grading Plan for Elks Country Estates, Phase IV-VIII (City of Rapid City).

NW1/4 LESS N1/2N1/2NE1/4NW1/4; W1/2NE1/4 LESS N1/2N1/2NW1/4NE1/4; W1/2SW1/4 LESS ROW, Section 21, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend end Construction Permit / CP 15-18 with the applicant's concurrence.

15. **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.

(Continued from the September 10, 2018, Planning Commission meeting.)

To recommend to continue the review of Construction Permit / CP 17-03 to the November 13, 2018, Planning Commission meeting, with two (2) conditions.

16. **CONSTRUCTION PERMIT REVIEW / CP 17-12:** Lazy P6 Land Co. Inc. / Orvill Davis. To continue work initiated under Construction Permit 13-05, 14-02, 15-14, and 16-09. The proposed project includes stockpiling of soil for future use on-site. To continue reclamation of hay pasture west of Fifth Street.

South Gate Condos SE1/4; W1/2SW1/4 of Section 24, T1N, R7E; and W1/2SW1/4 of Section 19, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Construction Permit / CP 17-12 with nine (9) conditions.

17. **CONDITIONAL USE PERMIT / CU 18-35:** Lorrie Behl. To allow for a single-wide mobile home to be used as a 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 6 of Lot L of E1/2SE1/4, Section 9, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 18-35 with eight (8) conditions.

18. **MINOR PLAT / PL 18-30:** John and Polly Preston. To create Lots 1 and 2 of Tract AR of Preston Subdivision in accordance with Section 400.3 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.

To recommend approval of Minor Plat / PL 18-30 with ten (10) conditions.

#### **END OF CONSENT AGENDA**

19. **CONDITIONAL USE PERMIT / CU 18-36:** Shadrach and Holly Howie. To allow for a Guest House on the subject property in a Low Density Residential District in accordance with Sections 207, 318, and 510 of the Pennington County Zoning Ordinance.

Lot 1, Bromegrass Subdivision, Section 2, T1S, R9E, BHM, Pennington County, South Dakota.

20. **LAYOUT PLAT / PL 18-29:** Borglum Historical Center, Inc. / Duane Pankratz; Ken Nash – Agent. To create Lot 1 of Borglum Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: PT NW1/4SW1/4, and Balance of Lot C of NW1/4SW1/4 all of N of HWY, Section 13, T1S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1 of Borglum Subdivision, Section 13, T1S, R6E, BHM, Pennington County, South Dakota.

21. CONDITIONAL USE PERMIT / CU 18-37: Caputa Alpaca's Guest Ranch and Fiber Mill / Glenn and Debbie Lepp. To allow an RV Campground with an Alpaca Guest Ranch, store, and fiber mill on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

PT S1/2E1/4 N of Highway, Section 35, T1N, R9E, BHM, Pennington County, South Dakota.

22. MOTION TO SCHEDULE A SPECIAL PLANNING COMMISSION MEETING.

23. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the September 24, 2018, Planning Commission meeting.

24. ITEMS FROM THE PUBLIC

25. ITEMS FROM THE STAFF

- A. Building Permit Report.
- B. Update - On-Site Wastewater Installer Training
- C. Draft Comprehensive Plan (1-28-19 PC Meeting).

26. ITEMS FROM THE MEMBERSHIP

27. 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.**