

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
October 22, 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 November 8, 2018, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE OCTOBER 8, 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 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.

(Continued from the October 8, 2018, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 14-27 with seven (7) conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 14-29**: Isaac Malsom. To review the use of an existing private air strip to be used for the applicant's personal aircraft in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

The NW1/4NE1/4 less ROW, Section 30, T2N, R10E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 14-29 with seven (7) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 15-25:** Rushmore Shadows, LLC; Gene Addink – Agent. To review a Recreational Resort with the addition of 45 RV sites to the subject property in a Highway Service District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

Tract A Less E350 feet of N900 feet and Tract 3A of Lot 3 of SW1/4SE1/4, located in Section 7, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 15-25 to the December 17, 2018, Planning Commission meeting.

6. **CONDITIONAL USE PERMIT REVIEW / CU 15-28:** Michael or Erika Radtke; Kathleen Kaul- Owner. To review a single-wide mobile home to be used as a 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.

PT of S1/2SE1/4 lying South of Highway less right-of-way and less Tract A, Wiese Addition, Section 35, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 15-28 with seven (7) conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 16-30:** Carol and Paul Niemann. To review an accessory structure, pole barn, prior to a primary structure on the subject property in a General Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot O of SE1/4SE1/4, Section 15, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-30 with ten (10) conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CU 16-35:** Eldon Nygaard. To review a non-lighted, off-premise sign within 1,500 feet of a residential zoning district/dwelling unit in Highway Service District in accordance with Sections 210, 312, and 510 of the Pennington County Zoning Ordinance.

Lot 1R, Three Forks Subdivision, Section 22, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-35 with six (6) conditions.

9. **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 November 26, 2018, Planning Commission meeting with two (2) conditions.

10. **CONDITIONAL USE PERMIT REVIEW / CU 17-38:** Daniel Johnson, Highmark Properties. To review a multi-family dwelling in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Lot A of Lot 1 less of Highway 385, Walker Placer MS 551, Section 12, T2S, R4E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 17-38 to the January 14, 2019, Planning Commission meeting.

11. **CONDITIONAL USE PERMIT REVIEW / CU 17-39:** Colonial Pine Hills Sanitary District/Jim Martin. To review an office building on the subject property to serve the Colonial Pine Hills Sanitary District in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 1B, Block 1, Whispering Pines Subdivision, Section 32, T1N, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 17-39 with ten (10) conditions.

12. **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 October 8, 2018, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 17-47 with ten (10) conditions.

13. **CONSTRUCTION PERMIT REVIEW / CP 17-13:** Western Construction, Inc. To review a portable asphalt batch plant on the subject property, and to level and grade approximately 26 acres with berms and dust control ponds implemented on site.

S1/2NE1/4 Less Lot 1 of Blue Marlin Estates and Less Dedicated Row, Section 20, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend to end Construction Permit / CP 17-13 with the applicant's concurrence.

14. **CONSTRUCTION PERMIT REVIEW / CP 17-14:** Cody Schad. To review the construction of a road constructed outside of the Section Line Right-of-Way and to satisfy a Condition of Approval for CS16-02.

E1/2SW1/4NW1/4 LESS ROW; W1/2SW1/4 NW1/4 and Lot 28, Copper Oaks #1, all located in Section 8, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Construction Permit / CP 17-14 to the November 13, 2018, Planning Commission meeting.

15. **TELECOMMUNICATIONS FACILITY PERMIT REVIEW / TC 09-04:** Alltel Communications, Inc.; Robert Baker Revocable Trust. To review a 190 foot monopole communications tower in a General Agriculture District in accordance with Sections 205, 316, and 510 of the Pennington County Zoning Ordinance.

BLL located on Lot 1 of BTP Subdivision, Section 13, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Telecommunications Facility Permit / TC 09-04 with nine (9) conditions.

16. **CONDITIONAL USE PERMIT / CU 18-40:** Eli Rodolph / Rodolph Investments. To allow an accessory structure (pole barn building) prior to a principal structure on the subject property in a Highway Service District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

Lot 2, Pankratz Subdivision, Section 22, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 18-40 with thirteen (13) conditions.

17. **MINOR PLAT / PL 18-31:** Perry and Vicki Van Newkirk. To combine two lots to create Lot 47 Revised of Burns Placer MS 697 in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 47 and Lot 48, Burns Placers MS 697, Section 14, T1S, R4E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 47 Revised, Burns Placers MS 697, Section 14, T1S, R4E, BHM, Pennington County, South Dakota.

To recommend approval of Minor Plat / PL 18-31 with eleven (11) conditions.

18. **CONDITIONAL USE PERMIT / CU 18-38:** Daniel Johnson, Highmark Properties, LLC. To allow a multi-family dwelling residence with separate units, to be used as separate Vacation Home Rentals, Unit 1 and Unit 2, in a General Agriculture District in accordance with Sections 205, 319, and 510 of the Pennington County Zoning Ordinance.

Lot A of Lot 1 less of Highway 385, Walker Placer MS 551, Section 12, T2S, R4E, BHM, Pennington County, South Dakota.

To recommend to continue Conditional Use Permit / CU 18-38 to the December 3, 2018, Planning Commission meeting.

END OF CONSENT AGENDA

19. **CONDITIONAL USE PERMIT / CU 18-39:** Michael Buseti; Rob Livingston - Agent To allow an existing single-family residence to be used as a Vacation Home Rental in a Low Density Residential District in accordance with Sections 207, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 5, Gold Mountain Subdivision, Section 14, T1S, R4E, BHM, Pennington County, South Dakota.

20. **LAYOUT PLAT / PL 18-33:** Steven Scheurer. To create Lot 3 Revised of Seven Oaks Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 1 less Scheurer Dedicated Right-of-Way, Section 10, T2N, R6E, and Lot 3 of Seven Oaks Subdivision, Section 11, T2N, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 3 Revised of Seven Oaks Subdivision, Sections 10 and 11, T2N, R6E, BHM, Pennington County, South Dakota.

21. LAYOUT PLAT / PL 18-32: Larry and Lenora Ruland. To create Tract 1 of Ruland Ranch Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: SE1/4SW1/4; S1/2NE1/4 SW1/4 and W1/2SE1/4, Section 24, T1S, R16E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Tract 1 of Ruland Ranch Subdivision, Section 24, T1S, R16E, BHM, Pennington County, South Dakota.

22. 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.

(Continued from the October 8, 2018, Planning Commission meeting.)

23. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the October 16, 2018, Planning Commission meeting. The Second Reading of Major Planned Unit Development Amendment for Catherine Sopinski (Vacation Home Rental) was approved.

24. ITEMS FROM THE PUBLIC

25. ITEMS FROM THE STAFF

- A. 2018 SD Planner's Conference.
- B. Board of Commissioner's Special Meeting (12-10 and/or 12-11).
- C. Planning Department – Job Description.

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.