

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**November 13, 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 20, 2018, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE OCTOBER 22, 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 91-38**: Harmony Baptist Church. To review a church in a Suburban Residential District in accordance with Section 206 and 509 of the Pennington County Zoning Ordinance.

Lot A of Lots 1 and 2 of Block 1 of Eastern Acres Subdivision, located in the SW1/4SW1/4, Section 11, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 91-38 with five (5) conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 98-41**: Prairie Acres, LLC. To review a mobile home park in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

W1/2E1/2SE1/4SW1/4 Less Tract 1 of Vetsch Subdivision Less Lot H1 and Less Seger Drive; E1/2W1/2SE1/4SW1/4 Less Lot H1 and Less Seger Drive, Section 20, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 98-41, as the property has been annexed into the City of Rapid City.

5. **CONDITIONAL USE PERMIT REVIEW / CU 98-42:** Prairie Acres, LLC. To review a mobile home park in a Suburban Residential District in accordance with 208 and 510 of the Pennington County Zoning Ordinance.

The E1/2 W1/2 SE1/4 SW1/4, E1/2 SE1/4 SW1/4, Section 17, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 98-42 with eighteen (18) conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 08-47:** Roger Stockstad. To review a single-wide manufactured home as a permanent residence in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

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

To recommend approval of the extension of Conditional Use Permit / CU 08-47 with six (6) conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 13-07:** Jack Bradt. To review the operation of a dude ranch to include lodging and horse trail rides in a General Agriculture District in accordance with Sections 205-C and 510 of the Pennington County Zoning Ordinance.

The W1/2 of the NW1/4, Section 21, T2S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 13-07 with twelve (12) conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CU 14-30:** Cherie Farlee. To review a single-wide manufactured home to be used as a caretaker's residence in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

The NE1/4SW1/4 less RC Airport #4 and less Right-of-Way, Section 6, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 14-30 with five (5) conditions.

9. **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.

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

To recommend to end Conditional Use Permit / CU 17-13, as it is no longer needed.

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 September 10, 2018, Planning Commission meeting.)

To recommend to continue the review Conditional Use Permit / CU 17-33 to the November 26, 2018, Planning Commission meeting with two (2) conditions.

11. **CONDITIONAL USE PERMIT REVIEW / CU 17-36:** Garrett and Katelyn Shields (Hinterwood, LLC). To review a Recreational Resort to include the use of the existing Bed and Breakfast and to rent the lower portion of it and the addition of a maximum of 8 seasonal guest cabins on the subject property in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance

Lot B of Government Lot 2 NW1/4NE1/4, Feldman Subdivision, Section 2, T2S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 17-36 with twenty-three (23) conditions.

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

To recommend approval of the extension of Construction Permit / CP 17-03 with seven (7) 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.

(Continued from the October 22, 2018, Planning Commission meeting.)

To recommend approval of the extension of Construction Permit / CP 17-13 with nine (9) conditions.

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.

(Continued from the October 22, 2018, Planning Commission meeting.)

To recommend to continue the review of Construction Permit / CP 17-14 to the December 3, 2018, Planning Commission meeting with one (1) condition.

15. **CONSTRUCTION PERMIT REVIEW / CP 17-15:** City of Rapid City; Banner Associates – Agent. To review the installation of 6-inch, 8-inch, and 12-inch water main to provide Rapid City potable water to the Mesa View Subdivision and Morris Lane.

Section 12, T1N, R8E, and Sections 18 and 19, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend to end Construction Permit / CP 17-15 with the applicant's concurrence.

16. **PLANNED UNIT DEVELOPMENT REVIEW / PU 93-01:** George Bieber. To review a Recreational Resort in a Planned Unit Development in accordance with Sections 213 of the Pennington County Zoning Ordinance

NE1/4NE1/4, Section 11, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Planned Unit Development / PU 93-01 with five (5) conditions.

17. **PLANNED UNIT DEVELOPMENT REVIEW / PU 05-09:** Richard Sterkel. To review an existing Planned Unit Development in accordance with Sections 213 and 508 of the Pennington County Zoning Ordinance.

Lots 1, 2, and 3 of Morrison Subdivision, Section 14, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Planned Unit Development / PU 05-09 with fourteen (14) conditions.

18. **LAYOUT PLAT / PL 17-38:** Dorothy Johnson Estate; Great Western Bank - Personal Representative for Dorothy Johnson Estate. To create Lots A, B, C, and D of Johnson Estates Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Balance of Lot 1 of the NW1/4NW1/4, Section 9, T1N, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots A, B, C, and D of Johnson Estates Subdivision, Section 9, T1N, R6E, BHM, Pennington County, South Dakota.

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

To recommend to continue Layout Plat / PL 17- 38 to the December 3, 2018, Planning Commission meeting.

19. **REZONE / RZ 17-10 AND COMPREHENSIVE PLAN AMENDMENT / CA 17-09:** Dorothy Johnson Estate; Great Western Bank - Personal Representative for Dorothy Johnson Estate. To rezone 21.39 acres from Limited Agriculture District to Suburban Residential District and to amend the Pennington County Comprehensive Plan to change the Future Land Use from PUD Sensitive to Suburban Residential District in accordance with Sections 206, 208, and 508 of the Pennington County Subdivision Regulations.

Balance of Lot 1 of NW1/4NW1/4, Section 9, T1N, R6E, BHM, Pennington County, South Dakota.

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

To recommend to continue Rezone / RZ 17-10 and Comprehensive Plan Amendment / CA 17-09 to the December 3, 3018, Planning Commission meeting.

20. **CONDITIONAL USE PERMIT / CU 18-41:** Andrew Foley. To allow 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.

Tract B, 155<sup>th</sup> Avenue Subdivision, Section 30, T2N, R10E, BHM, Pennington County, South Dakota.

To recommend to continue Conditional Use Permit / CU 18-41 to the November 26, 2018, Planning Commission meeting.

21. **CONDITIONAL USE PERMIT / CU 18-42:** Keith and Sandra Lockner. To allow for a hair salon to be located within a detached garage on the subject property in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 11, Block 5, Green Valley Estates, Section 23, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend to continue Conditional Use Permit / CU 18-42 to the November 26, 2018, Planning Commission meeting to allow for re-advertisement.

22. **CONSTRUCTION PERMIT / CP 18-13:** James and Amanda Taylor. To construct a road to access a future residence in accordance with Sections 208 and 507 of the Pennington County Zoning Ordinance.

Lot 3, Dark Canyon Subdivision, Section 18, T1N, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Construction Permit / CP 18-13 with seven (7) conditions.

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

23. **CONSTRUCTION PERMIT / CP 18-12:** Brad Nible. To excavate and level a hillside for a future residence in accordance with Sections 208 and 507 of the Pennington County Zoning Ordinance.

Lot 2A, Block 6, Harney Peak View Addition, Section 9, T1N, R8E, BHM, Pennington County, South Dakota.

24. PRELIMINARY PLAT / PL 18-34: Schriener Investment / Shane Schriener. To create Lots 1-8 of Keystone Wye Subdivision in accordance with Section 400.2 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: All of Crown Point Lode MS 1258; All of Bay Horse Lode MS 1258; All of Buffalo Fraction Lode MS 1258; and All of Bellevue Lode MS 1258, all located in Section 32, T1S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 1-8 of Keystone Wye Subdivision, Section 32, T1S, R6E, BHM, Pennington County, South Dakota.

25. LAYOUT PLAT / PL 18-35 AND SUBDIVISION REGULATIONS VARIANCE / SV 18-07: Jon and Barbara Wilson; Fisk Land Surveying – Agent. To create Lots 1 and 2 of Castle Creek Estates and to waive platting requirements in accordance with Sections 400.1 and 700.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: All (AKA Tracts A and B of HES 520) And That Portion of E1/2 located between Tracts A and B of HES 520, HES 520, Section 35, T1N, R2E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1 and Lot 2, Castle Creek Estates, Section 35, T1N, R2E, BHM, Pennington County, South Dakota.

26. LAYOUT PLAT / PL 18-36: Bret and Linda Hilgemann. To create Lots A and B of Nautilus Acres Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Parcel C less Lots H1 and H2 and less 40-foot-wide dedicated right-of-way, Section 17, T2N, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot A and Lot B, Nautilus Acres Subdivision, Section 17, T2N, R6E, BHM, Pennington County, South Dakota.

27. MOTION TO SCHEDULE SPECIAL PLANNING COMMISSION MEETING(S) REGARDING CROELL, INC.'S APPLICATIONS FOR MINING AND CONSTRUCTION PERMITS.

28. COUNTY BOARD REPORT  
The Board of Commissioners concurred with the Planning Commission's recommendations from the October 22, 2018, Planning Commission meeting.

29. ITEMS FROM THE PUBLIC

30. ITEMS FROM THE STAFF

- A. Building Permit Report.
- B. Holiday Luncheon - Monday, December 3<sup>rd</sup>.
- C. Planner II Interviews.

31. ITEMS FROM THE MEMBERSHIP

32. 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.**