

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
November 26, 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 December 4, 2018, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE NOVEMBER 13, 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 15-26**: Richard Burton. To review an existing accessory structure (a garage) and a new accessory structure (a pole barn) prior to a principle structure on the subject property in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

NE1/4SW1/4NE1/4; S1/2SW1/4SW1/4NE1/4; SE1/4SW1/4NE1/4; N1/2N1/2NW1/4 SE1/4; Section 29, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 15-26 with seven (7) conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 16-40**: John and Polly Preston. To review a caretaker's residence on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Tract AR, Preston Subdivision, Section 18, T2S, R8E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 16-40, as it is no longer needed.

5. **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.

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

To recommend approval of the extension of Conditional Use Permit / CU 17-27 with five (5) conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 17-30:** Daniel Johnson, Highmark Properties, LLC. To review a multi-family residence to be used as a Vacation Home Rental 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 17-30 to the January 14, 2019, Planning Commission meeting in order for the applicant to obtain legal access to the subject property from the United States Forest Service.

7. **CONDITIONAL USE PERMIT REVIEW / CU 17-33:** Bituminous Paving/Terry Sewell. To review 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 November 13, 2018, Planning Commission meeting.)

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

8. **CONDITIONAL USE PERMIT REVIEW / CU 18-09:** Scott and Christine Grierson. To review a Recreational Vehicle to be used as temporary living quarters on the subject property (Lot 6) while building a single-family residence on Lot 5 in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot 6, Block 3, Pactola Estates, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 18-09 with eleven (11) conditions.

9. **MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PU 17-09:** Big Horn Canyon Ministries, Inc. / Perry Lewis. To review the existing Planned Unit Development to allow a church/place of worship in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot 6 of Tract A, Knights Acres Subdivision, Section 14, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Major Planned Unit Development Amendment Review / PU 17-09 with twenty-two (22) conditions.

10. **CONSTRUCTION PERMIT REVIEW / CP 17-16:** Site Work Specialists, Inc. To review the development of a residential lot, including grading, utility installation, and road construction on the subject property.

Lot 4A, Hill City Heights, Section 30, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend to end Construction Permit / CP 17-16 with the applicant's concurrence.

11. **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, 155th Avenue Subdivision, Section 30, T2N, R10E, BHM, Pennington County, South Dakota.

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

To recommend approval of Conditional Use Permit / CU 18-41 with nine (9) conditions.

12. **CONDITIONAL USE PERMIT / CU 18-42:** Keith and Sandra Lockner. To allow for a Home Occupation 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.

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

To recommend approval of Conditional Use Permit / CU 18-42 with fourteen (14) conditions.

END OF CONSENT AGENDA

13. **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.

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

14. **MINOR PLAT / PL 18-38 AND SUBDIVISION REGULATIONS VARIANCE / SV 18-09:** Borglum Historical Center, Inc. / Duane Pankratz; Ken Nash – Agent. To create Lot 1 and Lot 2 of Borglum Subdivision and to waive platting requirements in accordance with Sections 400.3 and 700.1 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 and Lot 2 of Borglum Subdivision, Section 13, T1S, R6E, BHM, Pennington County, South Dakota.

15. **COUNTY BOARD REPORT**

The Board of Commissioners concurred with the Planning Commission's recommendations from the November 13, 2018, Planning Commission meeting.

16. **ITEMS FROM THE PUBLIC**

17. ITEMS FROM THE STAFF

- A. Holiday Luncheon - Monday, December 3rd.
- B. Board of Commissioner's Special Meeting (1-16-19 and/or 1-17-19).

18. ITEMS FROM THE MEMBERSHIP

19. 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.