

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**January 14, 2019 @ 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 February 5, 2019, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE DECEMBER 17, 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 10-03:** Michael Howe. To review a dog/cat boarding kennel in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot 1, Engesser Subdivision, Section 24, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 10-03 with eleven (11) conditions.

4. **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.

(Continued from the November 26, 2018, Planning Commission meeting.)

To recommend to continue the review of Conditional Use Permit / CU 17-30 to the February 11, 2019, Planning Commission meeting with one (1) condition.

5. **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 December 3, 2018, Planning Commission meeting.)

To recommend to continue Layout Plat / PL 17-38 to the February 11, 2019, Planning Commission meeting with one (1) condition.

6. **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 December 3, 2018, Planning Commission meeting.)

To recommend to continue Rezone / RZ 17-10 and Comprehensive Plan Amendment / CA 17-09 to the February 11, 2019, Planning Commission meeting with one (1) condition.

7. **CONSTRUCTION PERMIT REVIEW / CP 18-01:** R.C.S Construction, Inc. To review the installation of a 33-inch trunk sanitary sewer line from Southside Drive north along Reservoir Road.

Sections 22 and 23, all located in T1N, R8E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Construction Permit / CP 18-01 to the May 28, 2019, Planning Commission meeting.

8. **ROAD NAMING:** Schriener Investments / Shane Schriener. To name a proposed 40-foot-wide access easement providing access to property located in Section 32, T1S, R6E, BHM, Pennington County, South Dakota, to Rockets Court.

To recommend approval of the Road Naming of Rockets Court.

9. **ROAD NAMING:** Schrinier Investments / Shane Schrinier. To name a proposed 40-foot-wide access easement providing access to property located in Section 32, T1S, R6E, BHM, Pennington County, South Dakota, to Warriors Drive.

To recommend approval of the Road Naming of Warriors Drive.

10. **ROAD NAMING:** Schrinier Investments / Shane Schrinier. To name a proposed 40-foot-wide access easement providing access to property located in Section 32, T1S, R6E, BHM, Pennington County, South Dakota, to Jazz Drive.

To recommend approval of the Road Naming of Jazz Drive.

11. **ROAD NAMING:** Schrinier Investments / Shane Schrinier. To name a proposed 40-foot-wide access easement providing access to property located in Section 32, T1S, R6E, BHM, Pennington County, South Dakota, to Bulls Court.

To recommend approval of the Road Naming of Bulls Court.

12. **MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PU 17-04:** Kelly Development / Ryan Kelly. To review the existing Planned Unit Development in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lots 3-6, Block, 4, Sheridan Lake Highlands, Section 4, T1S, R6E, BHM, Pennington County, South Dakota.

(Continued from the December 17, 2018, Planning Commission meeting.)

To recommend approval of the extension of Major Planned Unit Development Amendment / PU 17-04 with twenty-one (21) conditions.

13. **MINOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PU 17-12:** Jeremy Cummings. To review a gunsmithing business in a Planned Unit Development in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot 1, Block 3, Prairiefire Subdivision, Section 26, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Minor Planned Unit Development Amendment / PU 17-12 to the February 11, 2019, Planning Commission meeting, with the applicant's concurrence.

14. **CONDITIONAL USE PERMIT / CU 18-46:** Brady and Liana Wolfe. To allow an existing structure to be used as 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 A Revised, Woodland Valley Subdivision, Section 15, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 18-46 with eleven (11) conditions.

15. **CONDITIONAL USE PERMIT / CU 18-47:** Kevin and Crystal McKinstry. To allow a secondary structure to be used as living quarters prior to a primary residence in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 20, Block 1, Mesa View Estates Subdivision #1, Section 12, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 18-47 with nine (9) conditions.

16. **CONDITIONAL USE PERMIT / CU 18-48:** Robert Pace. To allow a pole barn as a primary structure on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

NE1/4 Less W1/2W1/2NE1/4 and Less W1/2W1/2W1/2W1/2E1/2W1/2NE1/4 and Less ROW, Section 33, T2N, R11E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 18-48 with twelve (12) conditions.

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

17. **LAYOUT PLAT / PL 18-49:** Carol Layton. To combine two lots to create Lot A of Layton Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 1 of Tract B Less Schroeder Road; S1/2 Vacated Collins Road Lying Adjacent to Said Lot 1, Section 35, T2N, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot A of Layton Subdivision, Section 35, T2N, R6E, BHM, Pennington County, South Dakota.

18. REZONE / RZ 18-10 AND COMPREHENSIVE PLAN AMENDMENT / CA 18-09: Rustlers Ranch, LLC; Davis Engineering – Agent. To rezone 10.00 acres from General Agriculture District to Limited Agriculture District and to amend the Comprehensive Plan to change the Future Land Use from Planned Unit Development Sensitive to Limited Agriculture District in accordance with Sections 205, 206, and 508 of the Pennington County Zoning Ordinance.

Located on the following metes and bounds description: Beginning at the South 1/4 corner of Section 8, T1N, R9E, BHM, which is a 3 1/4" Brass Cap marked for the common corner to Sections 8 and 17, T1N, R4E, BHM, and the TRUE POINT OF BEGINNING; Thence, N 00 deg 22 min 25 sec W 733.46 ft, to a rebar with survey cap marked "DAVIS ENG RLS 3095"; Thence, S 51 deg 41 min 18 sec E 41.97 ft, to a rebar with survey cap marked "DAVIS ENG RLS 3095"; Thence, 99.37 ft along a curve concave to the south with a radius of 362.87 ft, a chord distance of 99.06 ft and a chord bearing of S 59 deg 32 min 01 sec E, to a rebar with survey cap marked "DAVIS ENG RLS 3095"; Thence, S 67 deg 22 min 45 sec E 78.88 ft, to a rebar with survey cap marked "DAVIS ENG RLS 3095"; Thence, 140.15 ft along a curve concave to the south with a radius of 158.92 ft, a chord distance of 135.61 ft, and a chord bearing of N 87 deg 20 min 22 sec E, to a rebar with survey cap marked "DAVIS ENG RLS 3095"; Thence, N 62 deg 05 min 37 sec E 34.30 ft, to a rebar with survey cap marked "DAVIS ENG RLS 3095"; Thence, S 89 deg 23 min 39 sec E 33.07 ft, to a rebar with survey cap marked "DAVIS ENG RLS 3095"; Thence, S 0 deg 00 min 00 sec E 323.08 ft, to a rebar with survey cap marked "DAVIS ENG RLS 3095"; Thence, N 89 deg 58 min 08 sec E 567.02 ft, to a rebar with survey cap marked "DAVIS ENG RLS 3095"; Thence, S 00 deg 05 min 36 sec E 324.48 ft, to a rebar with survey cap marked "DAVIS ENG RLS 3095"; Thence, S 89 deg 54 min 24 sec E 952.78 ft, along the south section line of said section 8 to the TRUE POINT OF BEGINNING Containing 10.00 acres "more or less" and located in the S1/2 of E1/4 of Section 8, T1N, R4E, BHM, Pennington County, South Dakota.

19. SUBDIVISION REGULATIONS VARIANCE / SV 18-15: Schriener Investments / Shane Schriener. To waive platting requirements to create Lots 1-8 of Keystone Wye Subdivision in accordance with Section 700.1 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.

20. REZONE / RZ 18-11 AND COMPREHENSIVE PLAN AMENDMENT / CA 18-10: Schriener Investments / Shane Schriener. To rezone 29.02 acres from General Agriculture District to Low Density Residential District and to amend the Comprehensive Plan to change the Future Land Use from Planned Unit Development Sensitive to Low Density Residential District in accordance with Sections 205, 207, and 508 of the Pennington County Zoning Ordinance.

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.

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

22. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the December 17, 2018, Planning Commission meeting.

23. ITEMS FROM THE PUBLIC

24. ITEMS FROM THE STAFF

- A. Building Permit Report.
- B. Comprehensive Plan – 01-28-19 PC Meeting.

25. ITEMS FROM THE MEMBERSHIP

26. 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.**