

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**March 25, 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 April 2, 2019, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE MARCH 11, 2019, 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 14-28:** BLG Investments, LLC; Brady Groves. To review the transfer of an existing Conditional Use Permit to allow an existing residence to continue to be used as 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 #1, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

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

4. **CONDITIONAL USE PERMIT REVIEW / CU 16-34:** Jessica Thurmes. To review a Recreational Vehicle to be used as temporary living quarters for no more than 180 days per calendar year on the subject property in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 4, Harrington Subdivision, Section 19, T2S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 16-34 with eight (8) conditions.

5. **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 February 25, 2019, Planning Commission meeting.)

To recommend to continue the review of Conditional Use Permit / CU 17-22 to the September 9, 2019, Planning Commission meeting to allow staff time for research and for the applicant time to work on an alternative solution.

6. **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 April 22, 2019, Planning Commission meeting in order for the applicant to address the inadequate sizing of the on-site wastewater treatment system.

7. **CONDITIONAL USE PERMIT AMENDMENT REVIEW / CU 17-43:** Under Canvas, Inc. (UC Glamping Partners, LLC); Jeremy Budge. To review and amend an existing Conditional Use Permit to allow a Recreational Resort (glamping) on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

GL 6; SE1/4NW1/4; N1/2SW1/4; Section 16, T2S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit Amendment / CU 17-43 with twenty-seven (27) conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CU 18-38:** Daniel Johnson, Highmark Properties, LLC. To review the multi-family dwelling with separate units, Unit 1 and Unit 2, to be used as a Specialty Resort / Vacation Home Rental 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.

(Continued from the December 3, 2018, Planning Commission meeting.)

To recommend to continue to the review of Conditional Use Permit / CU 18-38 to the April 22, 2019, Planning Commission meeting with one (1) condition.

9. **CONSTRUCTION PERMIT REVIEW / CP 18-03:** Site Work Specialists. To review construction of a new water main, install water service lines, fittings, valves, valve boxes, fire hydrants, and other appurtenances, which includes surface restoration and other incidental work.

Pine Cliff Subdivision, Section 31, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Construction Permit / CP 18-03 to the June 10, 2019, Planning Commission meeting.

10. **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.

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

11. **CONSTRUCTION PERMIT REVIEW / CP 18-12:** Brad Nible. To review the excavation and leveling of 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.

12. **REZONE / RZ 19-01 AND COMPREHENSIVE PLAN AMENDMENT / CA 19-01:** Fatter Boys, Inc.; Bob Fuchs – Agent. To rezone 6.94 acres from Limited Agriculture District to Highway Service District and to amend the Comprehensive Plan to change the Future Land Use from Planned Unit Development Sensitive to Highway Service District in accordance with Sections 206, 210, and 508 of the Pennington County Zoning Ordinance.

Lot 1-3 less Lot 1A, Spring Creek Palisades, Section 21, T1S, R5E, BHM, Pennington County, South Dakota.

13. ORDINANCE AMENDMENT / OA 19-01: Pennington County. To consider the amendment / adoption of the Comprehensive Plan.

(Continued from the March 11, 2019, Planning Commission meeting.)

14. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the March 11, 2019, Planning Commission meeting.

Layout Plat / LPL 19-04 - John and Ann Hovdenes; Fisk Land Surveying – Agent; to create Lots 1 and 2 of Cosmos Subdivision was approved with ten (10) conditions.

15. ITEMS FROM THE PUBLIC

16. ITEMS FROM THE STAFF

A. Speaker Request Form.

17. ITEMS FROM THE MEMBERSHIP

18. 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.**