

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
May 28, 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 June 4, 2019, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE MAY 13, 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 13-19:** Ken and Cory Tomovick. To review a Recreational Resort to allow for events of 20 people or less in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Lot 1 of Bonanza Bar MC 970 and the Unplatted Part of Bonanza Bar MC 970 (also in Section 1), Section 12, T1S, R6E, BHM, Pennington County, South Dakota

(Continued from the April 22, 2019, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 13-19 with sixteen (16) conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 15-10:** Krebs Partnership, LLC; Donald Krebs. To review a home occupation on the subject property in which no immediate family member resides, to use a detached garage for the purpose of buying, repairing and selling vehicles (not intended to be a car lot) in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

The South 75 feet of Lot J of E1/2SE1/4, Section 9, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 15-10 with fourteen (14) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 18-06:** Milbert and Lila Rohrbach. To review the replacement of an existing single-wide with a newer single-wide mobile home (#C), to allow for an existing single-wide mobile home to remain as storage space (#A), and to allow for the existing double-wide mobile home to remain as a rental unit on the subject property (#B) in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot W 165 feet of W1/2 of Lot 3 less N10 feet; Plateau Subdivision, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 18-06 with eight (8) conditions.

6. **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 ten (10) conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 18-10:** Ray and Erin Atkins. To review an accessory structure (a garage) prior to a principal structure on the subject property in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot 8, Block 1, Meadow Ranch Estates, Section 13, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 18-10 to the June 24, 2019, Planning Commission meeting.

8. **CONDITIONAL USE PERMIT REVIEW / CU 18-12:** Edelweiss Mountain Lodging / Marshall Mechaley. To review a Vacation Home Rental on the subject property in a Suburban Residential District in accordance with Sections 208, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 31 Revised, Block E, Edelweiss Mountain Development, Section 20, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 18-12 with thirteen (13) conditions.

9. **CONDITIONAL USE PERMIT / CU 19-08:** Jeffrey Scherr. To live in a Recreational Vehicle (camper) while building a single-family residence on the subject property in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot D of Lot 17 of Fort Mead Placer MS 244, Section 8, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend to continue Conditional Use Permit / CU 19-08 to the June 10, 2019, Planning Commission meeting to allow the applicant time to submit a Construction Permit Application to the Planning Department to address dirt work that has been performed on the subject property and to verify that the work is outside the Special Flood Hazard Area.

10. **CONDITIONAL USE PERMIT / CU 19-09:** Martina Pugh. To allow a single-wide mobile 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..

E60 feet of N115 feet of Lot 4 of Lot 13, Plateau Subdivision, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 19-09 with seven (7) conditions.

END OF CONSENT AGENDA

11. **LAYOUT PLAT / LPL 19-10:** Brad and Colleen Kurtz. To combine two lots to create Lots 8A and 8B of Collins Addition in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 8, Collins Addition, Section 20, T2N, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 8A and 8B, Collins Addition, Section 20, T2N, R5E, BHM, Pennington County, South Dakota.

12. **LAYOUT PLAT / LPL 19-11 AND SUBDIVISION REGULATIONS VARIANCE / SV 19-04:** Double L Properties, LLC. To create Lot 10, Block 3 of the Ranch at Black Gap and to waive platting requirements in accordance with Sections 400.1 and 700.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Balance of Tract A (also in Section 8), The Ranch at Black Gap, Section 9, T1S, R8E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 10, Block 3 (also in Section 8), The Ranch at Black Gap, Section 9, T1S, R8E, BHM, Pennington County, South Dakota.

13. LAYOUT PLAT / LPL 19-12: John O’Sullivan; Jim Peterson – Agent. To create Lots 1, 2, and 3 of O’Sullivan Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: That PT of the W1/2NE1/4 Lying E of Tract B of Willison B White Homestead, HES #2440 and W of Gold Mountain Subd, and Tract B of Willison B White Homestead HES 2440 Less ROW; Tract 0187 of Willison B White MES #2440, Section 14, T1S, R4E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 1, 2, and 3 of O’Sullivan Subdivision, Section 14, T1S, R4E, BHM, Pennington County, South Dakota.

14. CONDITIONAL USE PERMIT / CU 19-10: Jeff and Jodi Sugrue. To allow a multi-family dwelling in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Tract C, Block 5, Silver City Subdivision, Section 31, T2N, R5E, BHM, Pennington County, South Dakota.

15. MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 19-03: Prairie Valley Development; Bill Freytag. To amend an existing Planned Unit Development to allow for additional lots to be developed on the subject properties in accordance with Section 213 of the Pennington County Zoning Ordinance.

The NE1/4NE1/4 Less Eisenbraun Subdivision, Less Winton Subdivision, Less Prairiefire Subdivision and Less ROW and SE1/4NE1/4 Less Eisenbraun Subdivision, Less Winton Subdivision, Less Prairiefire Subdivision and Less ROW, Section 26, T1N, R8E, BHM, Pennington County, South Dakota.

CONSTRUCTION PERMIT AGENDA

16. 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.

(Continued from the January 14, 2019, Planning Commission meeting.)

17. CONSTRUCTION PERMIT REVIEW / CP 18-04: Stromer Properties, LLC; Brook Stromer – Agent. To review the construction of a parking area on the subject property.

Lot A2, Bar P-S Subdivision, Section 20, T1N, R9E, BHM, Pennington County, South Dakota.

(Continued from the May 13, 2019, Planning Commission meeting.)

18. CONSTRUCTION PERMIT REVIEW / CP 19-02: Site Work Specialists, Inc. To review constructing a graveled access road to and onto the subject property, to include minimal tree removal, grading, gravel, seeding, and culverts, and to add a common utility trench for power and communications.

NE1/4NE1/4, Section 7, T1N, R7E, BHM, Pennington County, South Dakota.

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

19. CONSTRUCTION PERMIT / CP 19-06: Pat and Emily Rowe. To excavate for a pond and to use the dirt to level an area for a future barn.

PT Ray Smith Placer MS 995 S of HWY, Ray Smith Placer MS 995, Section 15, T1S, R4E, BHM, Pennington County, South Dakota.

20. CONSTRUCTION PERMIT / CP 19-07: Fatter Boys, LLC / Bob Fuchs. To add fill and grade a low spot on the subject property.

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

END OF CONSTRUCTION PERMIT AGENDA

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

(Continued from the May 13, 2019, Planning Commission meeting.)

22. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the May 13, 2019, Planning Commission meeting.

23. ITEMS FROM THE PUBLIC

24. ITEMS FROM THE STAFF

A. Ordinance Officer Interviews.

B. Planning Commission Membership Interviews.

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.