

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
June 10, 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 18, 2019, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE MAY 28, 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 08-48:** Spring Creek Premier Property / Cody Schad. To review accessory structures (garage and pump house) without a primary structure in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot 2, Bighorn Sheep Preserve, Section 7, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 08-48 to the June 24, 2019, Planning Commission meeting.

4. **CONDITIONAL USE PERMIT REVIEW / CU 14-06:** Dakota Thyme, LLC; Julie Smoragiewicz – Agent. To review a Recreational Resort to allow up to 10 seasonal rental cabins, a manager's residence, a maintenance shop and kitchen on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

The S1/2S1/2NE1/4NE1/4, Section 32, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 14-06 with nineteen (19) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 14-19:** Kristina Trautman. To review an accessory structure (shed/garage) prior to a primary structure in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Tract B of Lot 1 of NW1/4NW1/4, Section 19, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 14-19 with ten (10) conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 15-04:** Stratobowl Vacation Homes, LLC; Ken and Cory Tomovick – Agent. To review 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 of Bonanza Bar MC 970, Section 12, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 15-04 with fifteen (15) conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 18-01:** Ron Weifenbach. To review for seasonal retail sales of Class C fireworks in a General Commercial District in accordance with Sections 204-D, 209, and 510 of the Pennington County Zoning Ordinance.

All, Block 8, Harney Peak View Addition, Section 9, T1N, R8E, BHM, Pennington County, South Dakota.

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

To recommend approval of the extension of Conditional Use Permit / CU 18-01 with ten (10) conditions.

8. **CONDITIONAL USE PERMIT REVIEW / CU 18-13:** Randy Wirtzfeld. To review a 12 x 12 cabin to be occupied on a seasonal basis on the subject property, not to be occupied more than 180 days per calendar year, in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

All, Brule Lode MS 993, Section 36, T2N, R3E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 18-13 with seven (7) conditions.

9. **CONDITIONAL USE PERMIT REVIEW / CU 18-15:** Koenig Family Trust (Sheila Watkins); Edelweiss Mountain Lodging - Agent. 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 A, Edelweiss Mountain Development, Section 17, T1N, R5E, BHM, Pennington County.

To recommend approval of the extension of Conditional Use Permit / CU 18-15 with thirteen (13) conditions.

10. **CONDITIONAL USE PERMIT REVIEW / CU 18-16:** David and Karen Maudlin. To review a Vacation Home Rental on the subject property in a Low Density Residential District in accordance with Sections 207, 319, and 510 of the Pennington County Zoning Ordinance..

Lot 3 (also in Section 3, T2S, R5E), Turbo Subdivision, Section 34, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 18-16 with fifteen (15) conditions.

11. **CONDITIONAL USE PERMIT REVIEW / CU 18-17:** James and Laura Rogers. To review a temporary labor camp on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Lot 10, Moon Ranch Subdivision, Section 33, T1S, R1E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 18-17 with eight (8) conditions.

12. **CONDITIONAL USE PERMIT REVIEW / CU 18-26:** Kelly and Brenda Hansen. To review a Recreational Vehicle to be used for no more than 180 calendar days on the subject property and to also allow the Recreational Vehicle to be used as temporary living quarters while building a single-family residence on the subject property in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

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

(Continued from the February 25, 2019, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 18-26 with thirteen (13) conditions.

13. **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.

To recommend to end Construction Permit / CP 17-14.

14. **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.

(Continued from the March 25, 2019, Planning Commission meeting.)

To recommend to end Construction Permit / CP 18-03.

15. **ROAD NAMING:** Lorin Lippert. To name a proposed 24-foot-wide Section Line Right-of-Way providing access to properties located in Sections 2 and 11, T1S, R9E, BHM, Pennington County, South Dakota, to Lippert Ranch Road.

To recommend approval of the Road Naming to Lippert Ranch Road.

16. **CONDITIONAL USE PERMIT / CU 19-12:** James and Jill Brunsch. To live in a Recreational Vehicle during construction of a barn, fences, and a future residence on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Tract 5, Wileman Acres Subdivision, Section 30, T2N, R10E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 19-12 with twelve (12) conditions.

END OF CONSENT AGENDA

17. 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.

(Continued from the May 28, 2019, Planning Commission meeting.)

18. CONDITIONAL USE PERMIT / CU 19-11: Paul and Rebecca Freidel. To allow 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 6, Cedar Gulch Subdivision, Section 4, T1S, R6E, BHM, Pennington County, South Dakota.

19. CONDITIONAL USE PERMIT / CU 19-14: Dottie Pugsley. To allow a multi-family residence in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 21, Block 4, County Heights Subdivision, Section 3, T1N, R8E, BHM, Pennington County, South Dakota.

20. REZONE / RZ 19-06 AND COMPREHENSIVE PLAN AMENDMENT / CA 19-06: Magheramore, LLC, Fisk Land Surveying – Agent. To rezone 111.48 acres from General Agriculture District to Low Density Residential District and to amend the Comprehensive Plan to change the Future Land Use from Limited Agriculture District to Low Density Residential District in accordance with Sections 205, 206, 209, and 508 of the Pennington County Zoning Ordinance.

That Portion of NE1/4 Lying west of RR ROW Less Darlington Estates Subdivision; SE1/4NW1/4; NE1/4SW1/4, Section 34, T1N, R8E, BHM, Pennington County, South Dakota.

21. LAYOUT PLAT / LPL 19-13: Jeffrey Scherr. To create Lots D1, D2, and D3 of 17 of Fort Meade Placer 244 in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

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

PROPOSED LEGAL: Lots D1, D2, and D3 of 17 of Fort Meade Placer 244, Section 8, T1S, R6E, BHM, Pennington County, South Dakota.

22. LAYOUT PLAT / LPL 19-14: Jerry and Darlene Litzel. To reconfigure lot lines to create Lots 1R and 2R of Monument Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 1 and Lot 2 of Monument Subdivision, Section 15, T2N, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1R and Lot 2R of Monument Subdivision, Section 15, T2N, R6E, BHM, Pennington County, South Dakota.

23. TAX INCREMENT FINANCE DISTRICT #4: A Tax Increment Finance District (TIF) has been prepared and submitted by the City of Box Elder for the development of Seger Crossing Business Park, including, but not limited to the Box Elder Event Center, streets, curbs, gutter, water and sewer utilities, drainage improvements and other infrastructure elements that would serve proposed commercial and industrial development within the tax increment district on property located south of S. Interstate 90 Service Road and N. Elk Vale Road and on property located north of N. Interstate 90 Service Road and N. Elk Vale Road.

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

(Continued from the May 28, 2019, Planning Commission meeting.)

25. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the May 28, 2019, Planning Commission meeting.

From the May 13, 2019, Planning Commission meeting: Conditional Use Permit 19-06: Big Game Storage, LLC; Chris Peterson to allow a lighted, on-premise sign within 1,500 feet of a residential zoning district/dwelling unit in a General Commercial District was appealed at heard at the 06-04-19 BOC meeting and was continued to the 06-18-19 BOC meeting.

26. ITEMS FROM THE PUBLIC

27. ITEMS FROM THE STAFF

A. Building Permit Report.

28. ITEMS FROM THE MEMBERSHIP

29. 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.