

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
August 26, 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 September 3, 2019, at 10:30 a.m. The Planning Commission utilizes Speaker Request Forms, which are available in the Commission Chambers during the meeting.

ROLL CALL

1. APPROVAL OF THE AUGUST 12, 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 01-01:** Ursula Brackett. To review a mobile home park in a Suburban Residential District in accordance with Section 208-C-2 of the Pennington County Zoning Ordinance.

The North 175 feet and the West 250 feet of Lot D, Section 17, T2N, R7E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 01-01 to no later than the October 28, 2019, Planning Commission meeting, in order for staff to meet with the landowner.

4. **CONDITIONAL USE PERMIT REVIEW / CU 15-14:** Darrell and Mary Harkin. To review a single-wide mobile home to be used as a permanent single-family residence in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

NE1/4; SW1/4SE1/4; E1/2SE1/4, Section 34, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 15-14 to the September 23, 2019, Planning Commission meeting to allow the applicant time to obtain a Building Permit for the existing double-wide mobile home.

5. **CONDITIONAL USE PERMIT REVIEW / CU 15-16:** Nick Hobart. To review a guest house on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

The W1/2W1/2NW1/4SE1/4, Section 16, T1S, R3E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 15-16 with four (4) conditions.

6. **CONDITIONAL USE PERMIT REVIEW / CU 17-31:** Jack Andersen. To review a double-wide mobile home to be used as a caretaker's residence in a General Agriculture District in accordance with Sections 205, and 510 of the Pennington County Zoning Ordinance.

NE1/4; W1/2NW1/4; SE1/4NW1/4; SW1/4; SE1/4; Section 20, T2S, R14E, BHM, Pennington County, South Dakota.

(Continued from the August 12, 2019, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 17-31 with seven (7) conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 18-29:** Denny and Lea Henrikson. To review living in an existing shop building, while building single-family residence on the subject property in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 10, Back Country Subdivision, Section 29, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend to continue Conditional Use Permit / CU 18-29 to no later than the November 12, 2019, Planning Commission meeting.

8. **CONDITIONAL USE PERMIT REVIEW / CU 18-33:** Fatter Boys, Inc. / Bob Fuchs. To review three (3) internally illuminated signs within 1,500 feet of a residential zoning district/dwelling unit in a Highway Service District in accordance with Sections 210, 312, and 510 of the Pennington County Zoning Ordinance.

Lot 9, Spring Creek Palisades Subdivision, Section 21, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 18-33 with five (5) conditions.

9. **CONDITIONAL USE PERMIT REVIEW / CU 18-43:** Border States Paving; Jason Wettels – Agent. To review a temporary asphalt batch plant and contractor’s storage area on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

NE1/4NE1/4 Less Lot H-1; N1/2NW1/4 Less Lot H-1, Section 12, T4S, R17E, BHM, Pennington County, South Dakota.

(Continued from the August 12, 2019, Planning Commission meeting.)

To recommend to continue the review of Conditional Use Permit / CU 18-43 to the September 9, 2019, Planning Commission meeting with fourteen (14) conditions.

10. **CONDITIONAL USE PERMIT REVIEW / CU 19-07:** Black Hills Kart Racing, LLC / David Price. To review a dirt track to be used for dirt track kart racing on the subject property in a General Commercial District in accordance with Sections 209 and 510 of the Pennington County Zoning Ordinance.

The Unplatted Portion of S1/2SW1/4NW1/4; PT of NW1/4SW1/4 N and E of Highway ROW less that PT within Rapid City Boundary, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 19-07 to no later than the September 23, 2019, Planning Commission meeting, in order for staff to meet with the agent on site.

11. **PLANNED UNIT DEVELOPMENT REVIEW / PU 01-05:** William Anderson, Cliff and Billy Janis, and S-L Holdings LLC. To review an existing Planned Unit Development in accordance with Section 213 of the Pennington County Zoning Ordinance.

Tract 1 and Tract 2, of KWA Subdivision and NE1/4SE1/4 Less KWA Subdivision Less Lot H-1 of S1/2NE1/4SE1/4, all located in Section 1, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Planned Unit Development / PU 01-05 to no later than the October 28, 2019, Planning Commission meeting, in order for staff to meet with the landowner located within the Planned Unit Development.

12. **MINOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PU 17-06:** Coyote Blues Vintage Bed and Breakfast. To review the existing Planned Unit Development to allow the road to be constructed with a 12-foot-wide minimum surface area width and 4 inches of gravel; that a maximum of 10 bedrooms be utilized in the bed and breakfast establishment with a maximum occupancy of 24 persons at any one time; to remove Condition #13; and that the specific uses of this Planned Unit Development be for a resort development consisting of a 10 bedroom bed and breakfast and a residential development not exceeding 1 residence per 10 acres in accordance with Section 213 of the Pennington County Zoning Ordinance.

N1/2NW1/4SE1/4; SW1/4NW1/4SE1/4, Section 14, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Minor Planned Unit Development Amendment / PU 17-06 with eleven (11) conditions.

13. **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 May 28, 2019, Planning Commission meeting.)

To recommend to end Construction Permit / CP 18-01.

14. **CONSTRUCTION PERMIT REVIEW / CP 18-09:** Don and Karen Weber. To review placing fill and level an area for an existing project.

Lot 2, Block 2, Whispering Pines Subdivision, Section 32, T1N, R7E, BHM, Pennington County, South Dakota.

To recommend to end Construction Permit / CP 18-09.

15. **CONSTRUCTION PERMIT REVIEW / CP 19-02:** Site Work Specialists, Inc. To review the construction of 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 June 24, 2019, Planning Commission meeting.)

To recommend approval of the extension of Construction Permit / CP 19-02 with twelve (12) conditions.

END OF CONSENT AGENDA

16. **CONDITIONAL USE PERMIT / CU 19-21:** Ryan and Dawn Loraas. To allow an existing residence to be used as a Vacation Home Rental in a Suburban Residential District in accordance with Sections 208, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 4R, Block D, Edelweiss Mountain Subdivision, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.

17. CONDITIONAL USE PERMIT / CU 19-22: Michael and Soraya Pellan. To allow an existing residence to be used as a Vacation Home Rental in a Suburban Residential District in accordance with Sections 208, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 24R, Block B, Edelweiss Mountain Development Subdivision, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.

18. REZONE / RZ 19-12 AND COMPREHENSIVE PLAN AMENDMENT / CA 19-12: Julie Benson Wilber. To rezone 4.606 acres from General Agriculture District to Low Density Residential District and to amend the Pennington County 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.

Commencing at the northern most corner of Lot A of the NW1/4 of the SE1/4, common to a point on the Section 1/4 line and common to a point on the westerly edge of Nemo Road right-of-way, and the Point of Beginning. Thence, first course: S 19°26'20" E, along the easterly boundary of said Lot A, common to the westerly edge of said Nemo Road right-of-way, a distance of 647.91 feet; Thence, second course: along the easterly boundary of said Lot A, common to the westerly edge of said Nemo Road right-of way, on a curve turning to the left with an arc length of 177.10 feet, a delta angle of 31°45'43", a radius of 319.48 feet, a chord bearing of S35°19'12"E, and a chord length of 174.85 feet; Thence, third course: S 51°11'59" E, along the easterly boundary of said Lot A, common to the westerly edge of said Nemo Road right-of-way, a distance of 359.04 feet; Thence, fourth course: N 90°00'00" W, a distance of 587.31 feet, to a point on the westerly boundary of said Lot A, common to a point on the said Section 1/4 line; Thence, fifth course: N 00°32'23" W, along the westerly boundary of said Lot A, common to the said Section 1/4 line, a distance of 978.66 feet, to the said Point of Beginning. Said Parcel contains 4.606 acres more or less; Section 15, T2N, R6E, BHM, Pennington County, South Dakota; in accordance with Sections 205, 207, and 508 of the Pennington County Zoning Ordinance.

19. RECONSIDERATION OF MINOR PLAT / MPL 19-19: David Grover. To create Lot 1 of Buzmar Subdivision in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Tract A of HES #303 Less Tract Dean, Less Tract Drew and Less ROW, HES #303, Section 32, T1S, R5E, BHM, Pennington County, South Dakota and a portion of existing GL 5 Less Tract Drew of HES #303 and Less ROW, Section 32, T1S, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1 of Buzmar Subdivision, Section 32, T1S, R5E, BHM, Pennington County, South Dakota.

CONSTRUCTION PERMIT AGENDA

20. CONSTRUCTION PERMIT / CP 19-11: Jeff and Marcia Spilker. To bring in fill and grade for a future residence and garage.

Lot 13, Whaley Subdivision, Section 22, T1S, R5E, BHM, Pennington County, South Dakota.

21. CONSTRUCTION PERMIT / CP 19-12: Site Work Specialists. To perform work to install a graveled access road to include common utility trench on the subject property.

W1/2NW1/4; SE1/4NW1/4, Section 8, T1N, R7E, BHM, Pennington County, South Dakota.

END OF CONSTRUCTION PERMIT AGENDA

22. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the August 12, 2019, Planning Commission meeting.

23. ITEMS FROM THE PUBLIC

24. ITEMS FROM THE STAFF

1) Update - Comprehensive Process.
2) Update - 2020 Census Update.

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.