

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
November 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 December 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 NOVEMBER 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 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 September 9, 2019, Planning Commission meeting.)

To recommend approval of the extension of Conditional Use Permit / CU 17-22 with eight (8) conditions.

4. CONDITIONAL USE PERMIT REVIEW / CU 17-37: Ken and Nancy Denke. To review the use of a camper as temporary living quarters, not to exceed 180 days a year, on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

All, Hidden Treasure Lode MS 607, Section 26, T1N, R4E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 17-37 with eleven (11) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 18-41:** Andrew Foley. To review a single-wide mobile home to be used as a single-family residence on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Tract B, 155th Avenue Subdivision, Section 30, T2N, R10E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 18-41 with the applicant's concurrence, as it is no longer needed.

6. **MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PU 18-01:** Deerfield Cabins, LLC; Deon Wynia. To review an existing Planned Unit Development to allow the existing single-family residence on Lot 43 to be used as a Vacation Home Rental on the subject property in accordance with Sections 213 and 319 of the Pennington County Zoning Ordinance.

Lot 43, Burns Placer MS 697, Section 14, T1S, R4E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Major Planned Unit Development Amendment / PU 18-01 with twenty-two (22) conditions.

7. **MINING PERMIT / MP 19-01:** Dakota Stone Mining & Stone Supply / James Dean. To drill and blast for production of building stone and gravel to be hauled offsite.

All of Section 3, T2S, R3E, BHM, Pennington County, South Dakota.

To recommend approval of Mining Permit / MP 19-01 with eight (8) conditions.

8. **MINING PERMIT / MP 19-02:** Pete Lien & Sons. To expand an existing sand and gravel mining operation on the subject property.

All Less Right-of-Way, Section 19, T1N, R14E, BHM, Pennington County, South Dakota.

To recommend approval of Mining Permit / MP 19-02 with ten (10) conditions.

END OF CONSENT AGENDA

9. CONDITIONAL USE PERMIT / CU 19-01: NMMC, Inc; Terry Sayler. To allow for 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 A, Miller Subdivision #2, Section 15, T2N, R6E, BHM, Pennington County, South Dakota.

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

10. CONDITIONAL USE PERMIT / CU 19-29: Chad and Nancy Reber / Reber Sanitation. To utilize an existing structure for the storage of equipment, materials, and supplies used in conjunction with a contractor's business to allow a contractor's equipment storage yard on the subject property in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot 1 of W1/2SW1/4 Less Tract A of Lot 1, Less Blaseg Subdivision and Less Right-of-Way, Section 15, T2N, R8E, BHM, Pennington County, South Dakota

11. LAYOUT PLAN / LPL 19-41: Gordon Howie. To reconfigure lot lines to create Lot 4R and Lot 5R of Bromegrass Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 4 and Lot 5, Bromegrass; Section 2, T1S, R9E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 4R and Lot 5R, Bromegrass; Section 2, T1S, R9E, BHM, Pennington County, South Dakota.

12. ORDINANCE AMENDMENT / OA 19-02: Pennington County. To amend Section 205 "General Agriculture District" and Section 212 "Heavy Industrial District" to renumber paragraphs and reclassify aggregate mining as a Conditional Use; to amend Section 511 "Fees" to set fees regarding Mining Permits; and to add Section 320 "Mining Operation" to regulate aggregate mining [to supercede Section 507-B "Mining Permits"] of the Pennington County Zoning Ordinance.

CONSTRUCTION PERMIT AGENDA

The following items have been placed on the Construction Permit Agenda to be heard for public comment and will not be voted on by the Planning Commission. Any Planning Commissioner, staff member, or audience member may comment on any of the items. Comments received will be considered by the Planning Director who will make the final decision on the Construction Permit.

13. CONSTRUCTION PERMIT / CP 19-17: Pete Lien & Sons. To grade land associated with the expansion of the sand and gravel mining operation on the subject property.

All Less Right-of-Way, Section 19, T1N, R14E, BHM, Pennington County, South Dakota.

14. CONSTRUCTION PERMIT / CP 19-18: Cody Schad. To build a road, to grade and level for a building site, and to remove gypsum to be hauled off site.

Lot 3R, Marvin Subdivision, Section 16, T2N, R7E, BHM, Pennington County, South Dakota.

15. COUNTY BOARD REPORT

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

Appeal of Conditional Use Permit 19-27: Marilyn and Greg Bolt. To allow an existing single-family residence to be used as a Bed and Breakfast in a Low Density Residential District. This item was appealed and heard by the Board on November 19th. The Board upheld the Planning Commission's decision of approval for CUP 19-27.

16. ITEMS FROM THE PUBLIC

17. ITEMS FROM THE STAFF

- A. Comprehensive Plan Meetings.
- B. Planner II Interviews.
- C. December 2nd P&Z Potluck
- D. December 6th County Potluck
- E. December 16th Planning Commission Meeting.

18. ITEMS FROM THE MEMBERSHIP

19. 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.