

MINTUES
PENNINGTON COUNTY PLANNING COMMISSION
February 27, 2012 @ 9:00 a.m.
County Commissioners' Meeting Room - Pennington County Courthouse

MEMBERS PRESENT: Charlie Johnson, Sig Zvejnieks, Karen Hall, Jim Coleman, Barbara Landers, Nancy Trautman, and Ken Davis.

STAFF PRESENT: Dan Jennissen, Lysann Zeller, Mandi Schmierer, Kelsey Rausch, and Jeri Ervin.

ROLL CALL

1. APPROVAL OF THE FEBRUARY 13, 2012, MINUTES
Moved by Landers and seconded by Hall to approve the February 13, 2012, Planning Commission minutes. Vote: unanimous (7 to 0).

2. APPROVAL OF THE AGENDA
Moved by Davis and seconded by Hall to approve the February 27, 2012, Planning Commission Agenda. Vote: unanimous (7 to 0).

CONSENT CALENDAR

The following items have been placed on the Consent Calendar 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 Calendar, 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 11-01:** Alan and Mar Dee Mattison.
To review an RV to be used as a temporary residence while constructing a stick-built residence in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 1, Block 2, Cordes II Subdivision, Section 14, T2N, R8E, BHM, Pennington County, South Dakota.

To recommend to revoke Conditional Use Permit / CU 11-01 with the applicants' concurrence.

Vote: unanimous (7 to 0).

4. **CONDITIONAL USE PERMIT REVIEW / CU 11-02:** Jeff and Cheryl DeVeney. To review two internally, illuminated, on-premise signs within 1,500 feet of a residential zoning district/dwelling unit in a Highway Service District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

Lot 3 of Lot D, Murray Subdivision, Section 21, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 11-02 with the following eleven (11) conditions:

1. **That the banners posted on the property be removed or Sign Permits, in which an administrative fee will be assessed, be obtained;**
2. **That access to the site be taken from Highway 385 and not from Penalua Gulch Road;**
3. **That all lighting be installed and maintained so as to minimize spillage of light outside of the sign face so as not to create a nuisance and the sign must be effectively shielded to prevent beams or rays from being directed toward any portion of the traveled ways, and must not be of such intensity or brilliance to cause glare or impair the vision of the driver of any motor vehicle or otherwise interfere with any driver's operation of a motor vehicle;**
4. **That the sign must meet a minimum of a five (5) foot setback from the front property line and ten (10) foot setbacks from all side property lines. Also, that no part of the sign or infrastructure used for lighting be placed in a right-of-way;**
5. **That a Sign Permit be obtained for any on-premise signs, which requires a site plan to be reviewed and approved by the Planning Director;**
6. **That the sign conform to all regulations in Section 312 of the Pennington County Zoning Ordinance;**
7. **That the sign shall be painted and maintained in muted colors as to blend into the natural surroundings;**
8. **That the sign be maintained so as to have an aesthetically pleasing appearance at all times and not appear dilapidated;**
9. **That no debris, such as wood, posts, metal or other materials, from the construction or maintenance of the sign shall be left at the location or the vicinity of the sign;**

10. That only on-premise advertising be allowed on the existing sign and no off-premise advertising is allowed unless an approved Zoning Variance is obtained from the Pennington County Board of Commissioners waiving the distance to the nearest dwelling unit requirement and this CUP is amended to allow for an off-premise sign; and,
11. That this Conditional Use Permit be reviewed in one (1) year or on a complaint basis.

Vote: unanimous (7 to 0).

5. **REZONE / RZ 12-03:** Kenneth and Candice Bruns. To rezone 40.00 acres from General Agriculture District to Limited Agriculture District in accordance with Sections 206 and 508 of the Pennington County Zoning Ordinance.

The SE1/4SW1/4, Section 29, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend to continue Rezone / RZ 12-03 to the March 26, 2012, Planning Commission meeting.

Vote: unanimous (7 to 0).

6. **VACATION OF RIGHT-OF-WAY / VR 12-01:** Hugh and Helen Miner. To vacate the north 1/2 of an undeveloped 20-foot-wide alley right-of-way adjoining Lots 3 and 4 of Silver City in accordance with the Pennington County Zoning Ordinance.

Lots 3 and 4; Block 5, Silver City, Section 31, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of Vacation of Right-of-Way / VR 12-01 with the following two (2) conditions:

1. That the Vacation of Right-of-Way document (Exhibit A) be filed at Register of Deeds; and,
2. That no structures are placed within the portion of the vacated right-of-way unless an approved Setback Variance and/or Conditional Use Permit is obtained.

Vote: unanimous (7 to 0).

END OF CONSENT CALENDAR

7. CONDITIONAL USE PERMIT / CU 12-01: Eric and Amy Wagner. To allow a gunsmithing business as a home occupation in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 4, Block 5, Pine Cliff Subdivision, Section 31, T2N, R6E, BHM, Pennington County, South Dakota.

Zeller reviewed the Staff Report indicating the applicants have applied for a Conditional Use Permit to allow a gunsmithing business as a home occupation, which consists of custom stock making and minor stock repair in a home office inside the residence and a detached shop building on the subject property. There are no outside employees and no traffic to the property other than pick-up and deliveries from UPS.

Staff recommended approval of Conditional Use Permit 12-01 with the following nine (9) conditions:

1. That an Operating Permit be obtained for the on-site wastewater treatment system within 30 days of approval of this Condition Use Permit;
2. That the business shall be operated by members of the family residing on the premises and that the addition of another employee would require a review of this Conditional Use Permit and the specifications of the on-site wastewater treatment system to be reviewed and approved by DENR;
3. That a Building Permit be obtained for the additional square footage of the detached shop building that was constructed on the property, but not originally permitted with Building Permit #07-334, in which an administrative fee will be assessed;
4. That the home occupation, including all associated storage, be conducted entirely indoors;
5. That the home occupation appears secondary to the primary, residential use of the property, and the residential character of the property be maintained;
6. That no on-premise retail sales be allowed;
7. That the applicant comply with all applicable local, state, and federal laws and a current copy of the applicant's Federal Firearms License from the U.S. Bureau of ATF be kept on file with the Planning Department;
8. That this Conditional Use Permit is not valid until the applicant signs the Statement of Understanding, which is available at the Planning Office; and,
9. That this Conditional Use Permit be reviewed in one (1) year or on a complaint basis to verify that all conditions of approval are being met.

Commissioner Zvejnieks indicated that most of the applicant's work is on custom stock making and minor stock repair. He expressed concern noting that the conditions do not limit the expansion of the applicant's gunsmithing business.

Zeller stated a condition could be added to limit the expansion of the gunsmithing business.

Commissioner Landers verified the applicant has been operating his business on the property for a number of years and staff had not received complaints prior to this.

Zeller said that is correct and further explained the applicant had been unaware he needed a Conditional Use Permit in order to operate the business until just recently.

Commissioner Johnson recommended a condition be added to reflect that the Conditional Use Permit shall expire upon sale or transfer of the property. He also discussed continuing this item so that the Operating Permit and the Building Permit could be obtained by the applicants.

Zeller added that she has been in contact with the applicants and they intend to obtain the Building Permit immediately following the meeting. Zeller further stated an Operating Permit is needed; however, it was staff's mistake of not notifying the applicant of this requirement sooner.

Mr. Eric Wagner and Mrs. Amy Wagner, applicants, appeared and spoke of their business. Mr. Wagner stated he has been in operation for over 16 years, but only since 2007 in Pennington County, and the number of customers they service is only four, who all live out-of-state and do not visit the property.

Commissioner Zvejnieks asked the applicants if they intend to expand the business in the future.

Mr. Wagner said no, and Mrs. Wagner explained that the business is very specialized and the projects her husband works on only consist of about one each week.

Commissioner Johnson discussed the covenants and asked the applicant to address comments made from neighboring property owners.

Mr. and Mrs. Wagner stated that, before the property was purchased, they spoke to one of the Pine Cliff Subdivision Board members about operating the business. That Board member appeared before the Pine Cliff Subdivision Board and they, the applicants, were given the okay to operate their business. Mrs. Wagner added that they have fixed up the property and painted the structures to blend into the area.

Commissioner Johnson asked the applicants if they are opposed if this item is continued so they can obtain the Building Permit for the deck and an Operating Permit.

Mr. and Mrs. Wagner commented that they would do what the Planning Commission recommended.

Ms. Joyce Sugrue, neighbor, appeared and spoke in support of the applicants' Conditional Use Permit request and also recommended a condition be added indicating that, if the applicants change or expand their business, the Conditional Use Permit be reviewed in front of the Planning Commission. She also spoke in support to add the condition where the Conditional Use Permit will expire upon sale or transfer of the property.

Discussed followed.

Moved by Davis and seconded Hall to approve of Conditional Use Permit 12-01 and to include two additional conditions indicating that the gunsmithing business shall not be expanded and the Conditional Use Permit shall expire upon sale or transfer.

Commissioner Zvejnieks spoke of covenants and the authority the County has enforcing the Zoning Ordinance.

Moved by Davis and seconded Hall to approve of Conditional Use Permit 12-01 with the following eleven (11) conditions:

- 1. That an Operating Permit be obtained for the on-site wastewater treatment system within 30 days of approval of this Condition Use Permit;**
- 2. That the business shall be operated by members of the family residing on the premises and that the addition of another employee would require a review of this Conditional Use Permit and the specifications of the on-site wastewater treatment system to be reviewed and approved by DENR;**
- 3. That a Building Permit be obtained for the additional square footage of the detached shop building that was constructed on the property, but not originally permitted with Building Permit #07-334, in which an administrative fee will be assessed;**
- 4 That the home occupation, including all associated storage, be conducted entirely indoors;**
- 5. That the home occupation appears secondary to the primary, residential use of the property, and the residential character of the property be maintained;**
- 6. That no on-premise retail sales be allowed;**

7. **That the applicant comply with all applicable local, state, and federal laws and a current copy of the applicant's Federal Firearms License from the U.S. Bureau of ATF be kept on file with the Planning Department;**
8. **That the Conditional Use Permit shall be revoked upon sale or transfer of the subject property;**
9. **That any modification or expansion of the home occupation shall require the Conditional Use Permit to be amended;**
10. **That this Conditional Use Permit is not valid until the applicant signs the Statement of Understanding, which is available at the Planning Office; and,**
11. **That this Conditional Use Permit be reviewed in one (1) year or on a complaint basis to verify that all conditions of approval are being met.**

All voting aye, the Motion carried 6 to 1. Commissioner Johnson voted no.

8. LAYOUT PLAT / PL 12-02: Rushmore Cave, LLC/Tom Hagen and Bobby Sundby. To combine lots in order to create Lot 1R of Rushmore Cave Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 1 of Rushmore Cave Subdivision; the Balance of Government Lot 5 less Rushmore Cave Subdivision; and a portion of the Balance of Government Lot 4 less Right-of-Way, all located in Section 18, T2S, R7E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1R of Rushmore Cave Subdivision, Section 18, T2S, R7E, BHM, Pennington County, South Dakota.

Zeller reviewed the Staff Report and further explained the applicants would like to continue this item so that they can also incorporate adding Lot 2 into the creation of proposed Lot 1R of Rushmore Cave Subdivision.

Staff recommended to continue Layout Plat 12-02 to the March 12, 2012, Planning Commission meeting.

Moved by Davis and seconded by Trautman to continue Layout Plat 12-02 to the March 12, 2012, Planning Commission meeting.

Mr. Dave Nelson, neighbor, appeared and spoke of the applicants request and stated he is not opposed to the request to replat the property, but he opposed to the noise generated from the zip line and possible additional development of the business.

Ms. Arlette Schweitzer, neighbor, appeared and also expressed her concern with the noise from the zip line.

Mr. Tom Hagen, applicant, appeared and addressed the concerns of the neighbors. He stated he is in contact with the vendor and they are working on a new braking system to solve the issue of the noise at the end of the zip line and it should be installed in the spring.

Commissioner Coleman asked Mr. Hagen if they intend to operate an amusement park at the cave.

Mr. Hagen said no, but they would like to add other quiet venues to attract customers to the cave, such as an enclosed interactive theatre.

All voting aye, the Motion carried 7 to 0.

9. ORDINANCE AMENDMENT / OA 11-10. Pennington County. To amend Section 103 “Definitions” and Section 511 “Fees” and to add Section 320 “Road Naming” to the Zoning Ordinance and to add Section 500.5-5 “Road Naming on Plats” to the Subdivision Regulations.

(Continued from the February 13, 2012, Planning Commission meeting.)

Zeller reviewed that this item had been continued from the February 13, 2012, Planning Commission meeting, due to comments received from the County Highway Department regarding the installation of road name signs in Road District Townships. Staff since met with Patrick Grode, from the State’s Attorney’s Office, to review these comments and draft a waiver section to be added to the end of the proposed Road Naming Ordinance to comply with these comments.

Staff recommended approval of Ordinance Amendment 11-10.

Commissioner Trautman discussed the Ordinance and asked staff to review it more in depth.

Zeller explained the proposed Ordinance Amendment would standardize and formalize the existing road naming process and ensure the proper posting of new road name signs in Pennington County. Zeller further added that this Ordinance was brought about by working with the County Highway Department, the Emergency Services Communication Center, the Fire Coordinator, etc., to address issues that have arisen when road name signs are not properly posted by the entity requesting a road to be named. She also stated the proposed Ordinance will ensure that the proper procedure is in place for naming roads, and she further explained the road name signs are necessary for the Planning Department to properly address properties in the county.

Discussion followed on the proposed Ordinance and the posting of road signs.

Moved by Davis and seconded by Trautman to table the item until more information is provided.

Mr. Patrick Grode, Deputy States Attorney, stated this item cannot be tabled, since it is an Ordinance Amendment, and it needs to be forwarded on to the Board of Commissioners with a recommendation from the Planning Commission. He also added that, if this item is continued, he would review State Administrative Rules and see how the same proposed process is done by other entities.

SUBSTITUTE MOTION: Move by Hall and seconded by Zvejnieks to continue Ordinance Amendment 11-10 to the April 23, 2012, Planning Commission meeting in order for all agencies involved to meet, to clarify the process for road name signs, and to address the concerns of the Planning Commission.

Commissioner Davis stated he would withdraw his previous Motion.

Mr. Patrick Grode suggested this item could be placed on the Board of Commissioners' Agenda for discussion.

Commissioner Trautman recommended a committee is formed to review the process.

Zeller also added that she has worked closely with the Emergency Services Communication Center and the County Highway Department, who are in favor of a Road Naming Ordinance being adopted.

Commissioner Johnson verified that the process for road naming will continue as is until all parties meet and a recommendation is brought forth to the Planning Commission and Board of Commissioners.

All voting aye, the Motion carried 7 to 0.

Planning Commissioner recessed at 10:46 a.m.

Planning Commission reconvened at 10:56 a.m.

10. LAYOUT PLAT / PL 12-03: Canadian Pacific/David Drach; Fisk Land Surveying – Agent. To create Lot SD100-Lot 1 of WDRPI-SD100 Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Portions of the S1/2 of Section 3; Section 4; and the NW1/4 of Section 10, T1S, R15E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot SD100 - Lot 1 of WDRPI-SD100 Subdivision, Sections 3, 4, and 10, T1S, R15E, BHM, Pennington County, South Dakota.

Jennissen reviewed the Staff Report indicating the applicants have applied to create Lot SD100-Lot 1 of WDRPI-SD100 Subdivision. The lot will be railroad rights-of-way for a proposed railway through Pennington County.

Staff recommended approval of Layout Plat 12-03 with ten (10) conditions:

1. That prior to filing the plat with Register of Deeds, an eight (8) foot minor drainage and utility easement be identified along the interior side of all lot lines on the plat, or a Subdivision Regulations Variance be approved waiving this requirement;
2. That prior to Minor Plat Submittal, the applicant rename the plat to: "Plat of Lot 1 of WDRPI-SD100 Subdivision;"
3. That prior to Minor Plat submittal, the applicant improve all Section Line Rights-of-Ways to Ordinance 14 Standards or obtain approval of Subdivision Regulations Variance waiving this requirement;
4. That prior to Minor Plat submittal, the applicant obtain legal access to the property or obtain approval of a Subdivision Regulations Variance waiving this requirement;
5. That prior to Minor Plat submittal, the applicant submit percolation test results and soil profile hole information or obtain approval of a Subdivision Regulations Variance waiving this requirement;
6. That prior to Minor Plat submittal, the plat should be rescaled to a scale of not more than 1 inch = 100 feet or obtain approval of a Subdivision Regulations Variance waiving this requirement;
7. That major drainage easement for existing drainage ways be dedicated on the plat or obtain approval of a Subdivision Regulations Variance waiving this requirement;
8. That at the time of construction of the railroad, the applicant obtains a Construction Permit and Storm Water Quality Permit;
9. That topography be submitted at a five (5) foot contour interval or obtain approval of a Subdivision Regulations Variance waiving this requirement; and,
10. That approval of this Layout Plat does not constitute approval of any further applications to be submitted for the above-described property.

Commissioner Trautman spoke of further applications to be submitted by the applicant and questioned if the process could not be streamlined, since there will be a number of applications submitted.

Jennissen stated each application submitted will be from separate property owners with different legal descriptions. Jennissen added that staff will not know when the applications will be submitted, and each will depend upon when the railroad acquires the property in their process of finalizing each agreement.

Ms. Janelle Finck, agent, appeared, and appreciated the discussion to streamline the process of platting, but stated each application depends upon different timeline agreements with different landowners and this cannot always be controlled.

Commissioner Hall asked Ms. Finck if she knew the number of properties involved and the timeline.

Ms. Finck stated there are currently five parcels in Pennington County the railroad is working with and each submittal all depends upon when agreements are reached with the prospective property owners.

Ms. Christine Williams, from Canadian Pacific Railroad, appeared and stated timelines will be different for each property. She further indicated they are in the process of approaching and working with landowners one at a time in order to make a smooth transition.

Commissioner Hall asked Ms. Williams if they are running into opposition.

Ms. Williams said not at this time.

Commissioner Davis discussed the Environmental Planner's comments regarding percolation tests.

Jennissen explained that the soil tests are required when going through the platting process.

Discussion further followed regarding Variances and a blanket resolution for application submittals involving railroads and platting.

Moved by Davis and seconded by Trautman to approve of Layout Plat 12-03 with the following ten (ten) conditions:

- 1. That prior to filing the plat with Register of Deeds, an eight (8) foot minor drainage and utility easement be identified along the interior side of all lot lines on the plat, or a Subdivision Regulations Variance be approved waiving this requirement;**
- 2. That prior to Minor Plat Submittal, the applicant rename the plat to: "Plat of Lot 1 of WDRPI-SD100 Subdivision;"**

3. That prior to Minor Plat submittal, the applicant improve all Section Line Rights-of-Ways to Ordinance 14 Standards or obtain approval of Subdivision Regulations Variance waiving this requirement;
4. That prior to Minor Plat submittal, the applicant obtain legal access to the property or obtain approval of a Subdivision Regulations Variance waiving this requirement;
5. That prior to Minor Plat submittal, the applicant submit percolation test results and soil profile hole information or obtain approval of a Subdivision Regulations Variance waiving this requirement;
6. That prior to Minor Plat submittal, the plat should be rescaled to a scale of not more than 1 inch = 100 feet or obtain approval of a Subdivision Regulations Variance waiving this requirement;
7. That major drainage easement for existing drainage ways be dedicated on the plat or obtain approval of a Subdivision Regulations Variance waiving this requirement;
8. That at the time of construction of the railroad, the applicant obtains a Construction Permit and Storm Water Quality Permit;
9. That topography be submitted at a five (5) foot contour interval or obtain approval of a Subdivision Regulations Variance waiving this requirement; and,
10. That approval of this Layout Plat does not constitute approval of any further applications to be submitted for the above-described property.

All voting aye, the Motion carried 7 to 0.

11. ORDINANCE AMENDMENT / OA 11-02: Pennington County. To add Section 319 – Vacation Home Rentals to the Pennington County Zoning Ordinance.

(Continued from the February 13, 2012, Planning Commission meeting.)

The Planning Commission proceeded with reviewing Section 319, starting at Section 319-G from the February 13, 2012, Planning Commission meeting.

Discussion followed with minor changes for Section 319-D, Section 319-F-12, and Section 319-G-1 and G-2.

Commissioner Davis left the meeting at 12:02 p.m.

Moved by Coleman and seconded by Zvejnieks to approve Section 319-G-2 as amended. All voting aye, the Motion carried 6 to 0.

Mr. Jeff Sugrue, appeared, and discussed Vacation Home Rentals operating illegally. He questioned how the process will be incorporated to penalize those who are operating illegally.

Mr. Patrick Grode noted that there is already language in the Zoning Ordinance to penalize those who are operating illegally. He stated that anyone who is using their property in a manner, which would require a Conditional Use Permit and they do not already have one, is in violation of the Zoning Ordinance and the States Attorney's Office is able to handle these matters.

Commissioner Johnson read, into the record, language to adopt a resolution addressing a grace period for those who are operating illegally and they will be given 90 days, from the date of adopting of the proposed Ordinance, within which to bring their property into compliance. Commissioner Johnson also reviewed the language to allow Vacation Home Rentals in Suburban Residential Zoning Districts and restrictions placed upon them in that zoning district.

Mr. Patrick Grode recommended the Board of Commissioners have a blanket approval to waive the late fees for those property owners applying for a Conditional Use Permit "after the fact."

Commissioner Zvejnieks further discussed other sections in the Zoning Ordinance to be amended upon adoption of Section 319. He expressed concern that some of the language will allow Vacation Home Rentals in Suburban Residential Zoning Districts. He noted the Planning Commission only approved the use of Vacation Home Rentals in existing Suburban Residential Zoning Districts, ones who have obtained the license through the State to operate or have applied for the license through the State to operate at the passage of the proposed Ordinance.

Commissioner Davis returned to the meeting at 12:26 p.m.

Discussion followed to remove Section 204-J-3-c., Vacation Home Rental, and Section 208-C-21, Vacation Home Rental, from other Sections that will need to be amended upon adoption of Section 319 – Vacation Home Rentals.

Moved by Coleman and seconded by Hall to approve of Ordinance Amendment 11-10.

All voting aye, the Motion carried 7 to 0.

Commissioner Johnson discussed the resolutions to be drafted.

Moved by Hall and seconded by Coleman to move forward the resolutions to the Board

of Commissioners.

Commissioner Zvejnieks asked to vote on the resolutions separately.

SUBSTITUTE MOTION: Moved by Hall and seconded by Coleman to forward the resolution for a 90-day grace period. All voting aye, the Motion carried 7 to 0.

SUBSTITUTE MOTION: Moved by Hall and seconded by Coleman to allow Vacation Home Rentals in Suburban Residential Zoning Districts, as allowed in the proposed Ordinance, and that portion of the proposed Ordinance is reviewed in one year to reevaluate the restrictions in the Zoning Ordinance for VHRs in a Suburban Residential District.

Roll call on Vote. Commissioners Johnson, Trautman, Coleman, and Hall voted aye. Commissioners Landers, Davis and Zvejnieks voted no. Motion passed 4 to 3.

12. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commissions' recommendations from the February 13, 2012, Planning Commission meeting with the exception of Rezone 12-02 and Comprehensive Plan Amendment 12-01, Robert Mills/Brandon Mills, which was denied.

13. ITEMS FROM THE PUBLIC

There were no items from the public.

14. ITEMS FROM THE STAFF

There were no items from the staff.

15. ITEMS FROM THE MEMBERSHIP

- A. Commissioner Davis spoke of Variance submittals for Canadian Pacific Railroad.
Jennissen noted the applicant will only need one Subdivision Regulations Variance application, with a list of the requests to be waived.
- B. Commissioner Johnson asked the Planning Commission to make a list of recommendations for the Planning Department to be reviewed and the list to be submitted before July 2012.
- C. Commissioner Davis spoke of Building Permits for Dean Kelly Construction. He discussed the Building Permits, the surety bond, and the engineered roads.

16. DISCUSSION ITEMS

There were no discussion items.

17. ADJOURNMENT

Moved by Coleman and seconded by Zvejnieks to adjourn.

All voting aye, the Motion carried 7 to 0.

The meeting adjourned at **1:02** p.m.

Charlie Johnson, Chairperson