

MINUTES
PENNINGTON COUNTY PLANNING COMMISSION
July 13, 2015 @ 9:00 a.m.

County Commissioners' Meeting Room - Pennington County Administration Building

MEMBERS PRESENT: Sig Zvejnieks, Lori Litzen, Jim Coleman, Barbara Landers, and Lyndell Petersen.

STAFF PRESENT: PJ Conover, Brittney Molitor, Cassie Bolstad, Kelsey Rausch, and Jeri Ervin.

ROLL CALL

1. ELECTION OF OFFICERS

Moved by Litzen and seconded by Coleman to nominate Karen Hall as Chairperson. Moved by Landers and seconded by Petersen to nominate Lori Litzen as Chairperson. Moved by Litzen and seconded by Landers to cease nominations. Vote: (3 to 2 for Karen Hall as Chairperson).

Moved by Litzen and seconded by Landers to nominate Sig Zvejnieks as First Vice-Chairperson. Moved by Litzen and seconded by Landers to cease nominations. Vote: unanimous (5 to 0).

Moved by Zvejnieks and seconded by Petersen to nominate Lori Litzen as Second Vice-Chairperson. Moved by Zvejnieks and seconded by Litzen to cease nominations. Vote: unanimous (5 to 0).

2. APPROVAL OF THE JUNE 22, 2015, MINUTES

Moved by Landers and seconded by Litzen to approve the minutes of the June 22, 2015, Planning Commission Meeting. Vote: unanimous (5 to 0).

3. APPROVAL OF THE AGENDA

Moved by Petersen and seconded by Coleman to approve the Agenda of the July 13, 2015, Planning Commission Meeting. Vote: unanimous (5 to 0).

Moved by Litzen and seconded by Landers to approve the Consent Calendar of the July 13, 2015, Planning Commission Meeting, with the removal of Items #11 and #12. Vote: unanimous (5 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.

4. **CONDITIONAL USE PERMIT REVIEW / CU 09-25:** Steve Hobart. To review a ranch hand's residence in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

The W1/2W1/2SW1/4NE1/4, Section 16, T1S, R3E, BHM, Pennington County, South Dakota.

(Continued from the June 22, 2015, Planning Commission meeting.)

To approve of the extension of Conditional Use Permit / CU 09-25 with the following five (5) conditions:

1. That a suitable on-site wastewater treatment system be installed and approved by the Environmental Planner, prior to the ranch hand's residence being inhabited;
2. That an address be posted along Gillette Prairie Road which is visible from both directions of Gillette Prairie Road and posted on each residence on the property in accordance with Ordinance #20;
3. That Building Permits be obtained for any structure exceeding 144 square feet or located on a permanent foundation, which includes the necessary site plans to be reviewed and approved by the Planning Director;
4. That the conditions of the existing Conditional Use Permits be applicable to the property; and,
5. That this Conditional Use Permit be reviewed on December 14, 2015, or upon a complaint basis.

Vote: unanimous (5 to 0).

5. **CONDITIONAL USE PERMIT REVIEW / CU 05-14:** Donald Straub. To review a single-wide manufactured home as a single-family residence in a Suburban Residential District in accordance with Sections 204, 208-C-19 and 510 of the Pennington County Zoning Ordinance.

N1/2 of Lot A of Lot 4; Lot B of Lot 4; Lot C of Lot 4, Section 15, T2N, R8E, BHM, Pennington County, South Dakota.

To approve of the extension of Conditional Use Permit / CU 05-14 with the following eight (8) conditions:

1. That a Building Permit be obtained for any structure exceeding 144 square feet or located on a permanent foundation which requires a site plan to be reviewed and approved by the Planning Director;

2. That a manufactured home measuring at least sixteen (16) feet by eighty (80) feet with a peaked non-reflective type roof and wood or simulated wood-type siding continue to be maintained;
3. That the applicant continues to use the existing approach from Hickory Drive;
4. That the applicant ensures that all natural drainage ways must be maintained and are not blocked;
5. That the property remains free of junk and debris;
6. That the property remains free of unlicensed and/or inoperable vehicles;
7. That the applicant must have a visible address posted at Hickory Drive; and,
8. That this Conditional Use Permit be reviewed in two (2) years, on a complaint basis, or as directed by the Pennington County Planning Commission and/or the Board of Commissioners to verify that all Conditions of Approval are being met.

Vote: unanimous (5 to 0).

6. **CONDITIONAL USE PERMIT REVIEW / CU 11-17:** Duane Brink, LLB Investments Limited Partnership. To review a well drilling business and accessory exterior equipment and material storage in a Highway Service District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

Lot 2, Heavlin #2 Addition, Sections 19 and 30, T1N, R9E, BHM, Pennington County, South Dakota.

To approve of the extension of Conditional Use Permit / CU 11-17 with the following ten (10) conditions:

1. That an approved Floodplain Development Permit be obtained prior to any work that is to be done within the boundaries of the 100-year floodplain and/or floodway;
2. That storage of materials or vehicles be prohibited within the boundaries of the 100-year floodplain and/or floodway unless an approved Floodplain Development Permit is obtained;
3. That the watercourse for Rapid Creek traversing the property continue to be protected in accordance with Section 507-A.4.g of the Zoning Ordinance;

4. That restroom facilities continue to be provided on-site and the on-site wastewater treatment system be maintained in accordance with the requirements of the City of Rapid City;
5. That a minimum of one (1) off-street parking space continue to be provided per employee, plus one (1) parking space per company vehicle normally stored on-site and an additional two (2) parking spaces for visitors. Each space must be a minimum of 162 square feet, or nine (9) by eighteen (18) feet, and maintained in a dust-free manner;
6. That the approaches and property continue to be maintained in a dust-free manner, in accordance with Pennington County's Subdivision Regulations;
7. That a landscape buffer continue to be provided along the front property line abutting E. Highway 44, consisting of natural vegetation at least five (5) feet tall at the time of planting, so as to significantly shield the visibility of the exterior storage from the highway right-of-way year-round. The vegetation must be maintained in a live state. Additional landscaping or alternate screening method may be required upon subsequent reviews of this Conditional Use Permit if it is determined that an adequate buffer is not being provided. Alternatively, a solid eight (8) foot tall fence may be installed along the front property line to create a screen;
8. That the property remains free of debris and junk vehicles;
9. That the hours of operation of the well drilling business continue to be limited between 6 a.m. and 8 p.m.; and,
10. That this Conditional Use Permit be reviewed in three (3) years, on a complaint basis, or as deemed necessary by the Pennington County Planning Commission and/or County Board to verify that all Conditions of Approval are being met.

Vote: unanimous (5 to 0).

7. **PLANNED UNIT DEVELOPMENT AMENDMENT REVIEW / PU 06-03:**
BankWest, Inc. To review a Planned Unit Development Amendment to allow for 75 residential lots, 1 well lot, and 1 detention lot with a minimum lot size of 1/2 acre in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lots 1-3, Block 1; Lots 1-6, Block 2; Lots 1-10, Block 3; Lots 1-10 and Lot 20, Block 4; Lot 1 and Lot 20, Block 5; Lot 1, Block 6, all of Prairiefire Subdivision; NE1/4NE1/4 Less Eisenbraun Sub, Less Winton Sub, Less Prairiefire Sub and Less ROW; and SE1/4NE1/4 Less Eisenbraun Sub, Less Winton Sub, Less Prairiefire Sub and Less ROW, Section 26, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Planned Unit Development Amendment / PU 06-03 with the following eleven (11) conditions:

- 1. That the Planned Unit Development consists of no more than 75 residential lots, 1 well lot and 1 detention lot with a minimum lot size of 1/2 acre;**
- 2. That a Building Permit be obtained for any structures exceeding 144 square feet or located on a permanent foundation, which includes the necessary site plans to be reviewed and approved by the Planning Director;**
- 3. That no off-premise signs be allowed within the Planned Unit Development;**
- 4. That the Planning Director may allow additional development or construction which is consistent with the existing development on this property, significant changes in the use or impacts on adjacent land uses as determined by the Planning Director shall require an amendment to this Planned Unit Development;**
- 5. That the required minimum setbacks meet the Suburban Residential Zoning requirements;**
- 6. That each address must be posted in accordance with Pennington County Ordinance Amendment #20;**
- 7. That prior to any new Building Permits located within newly platted areas of the subdivision, the roads providing access to the lots must be improved to city platting requirements and the applicant must install road signs for the new roads;**
- 8. That the Terracotta Homeowner's Association maintains the Central Water System;**
- 9. That the single-family residences must be stick built or double-wide manufactured or modular homes meeting the requirements of Section 204-I of the Pennington County Zoning Ordinance;**
- 10. That road widths are 28-feet-wide, with 4-foot to be striped and to be used by pedestrians and non-motorized travel; and,**
- 11. That this Planned Unit Development be reviewed in one (1) year, on a complaint basis, or as deemed necessary by the Pennington County Planning Commission and/or the Board of Commissioners to verify that all Conditions of Approval are being met.**

Vote: unanimous (5 to 0).

8. **CONDITIONAL USE PERMIT REVIEW / CU 10-30:** Janell Gibson; David and Maria Eisenbraun – Owners. To review the operation of a dog and cat kennel/breeding facility in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

The S1/2NE1/4, E1/2SW1/4, SE1/4; Rainy Creek Cheyenne Township #19, Section 33, T4N, R16E, BHM, Pennington County, South Dakota.

(Continued from the June 8, 2015, Planning Commission meeting.)

To approve of the extension of Conditional Use Permit / CU 10-30 with the following eight (8) conditions:

1. **That the number of animals (dogs and cats) allowed at the kennel/breeding at one time be in compliance with the number allowed with the Kennel License, up to a maximum of 65, and that one (1) additional outside employee be allowed. Any expansion beyond this will require this Conditional Use Permit to be amended;**
2. **That reasonable measures are taken by the applicant to control the odors and noises produced by the animals so as to not constitute a nuisance to the surrounding landowners or general public;**
3. **That the applicant adhere to all necessary County, State and Federal regulations, including those of the Environmental Protection Agency (EPA) and must supply copies of any necessary permits/licenses to the Planning Department Director upon request, and continually maintain a valid Kennel License with the Humane Society of the Black Hills, with no gaps in licensing coverage or CU 10-30 will automatically be revoked;**
4. **That the lot address, 19285 216th Street, continues to be properly posted in accordance with Pennington County's Ordinance #20 and that an approved Sign Permit be obtained prior to the placement of any on premise signs on the property;**
5. **That prior to the installation of any on-site wastewater treatment system, an approved On-Site Wastewater Construction Permit be obtained, in which the South Dakota Department of Environment and Natural Resources and the Planning Department must both review and approve the design of the system;**
6. **That the waste produced by the animals be properly disposed of, either by collecting and hauling the waste off-site to an approved disposal facility, composting it on-site, or applying it to the land in accordance with the DENR's comments;**

7. That the applicant signs the Statement of Understanding within seven (7) business days of approval of Conditional Use Permit 13-30, which is available at the Planning Office; and,
8. That this Conditional Use Permit be reviewed the first Planning Commission Meeting in January 2016 or on a complaint basis or as deemed necessary by either the Board of Commissioners or the Planning Commission, to ensure that all conditions are being met.

Vote: unanimous (5 to 0).

9. **CONDITIONAL USE PERMIT REVIEW / CU 13-11:** Sugar Daddy's / Kerri Johnston. To review an RV site on the subject property to be utilized on a part-time basis (weekends) in a Highway Service District in accordance with Sections 210 and 510 of the Pennington County Zoning Ordinance.

Lot A of SE1/4SW1/4, Section 7, T2N, R5E, BHM, Pennington County, South Dakota.

(Continued from the June 22, 2015, Planning Commission meeting.)

To approve of the extension of Conditional Use Permit / CU 13-11 with the following six (6) conditions:

1. That the wastewater from the recreational vehicle be properly disposed of at all times;
2. That the recreational vehicle not be utilized more than 180 days per year;
3. That if any work is done within the designated floodplain, an approved Floodplain Development Permit be obtained;
4. That the RV not be located within the Section Line Right-of-Way;
5. That a minimum of a 23 parking spaces be provided and be maintained in a dust free manner; and,
6. That this Conditional Use Permit be reviewed in one (1) year, on a complaint basis, or as directed by the Pennington County Planning Commission and/or Board of Commissioners the to verify that all Conditions of Approval are being met.

Vote: unanimous (5 to 0).

10. **CONDITIONAL USE PERMIT REVIEW / CU 14-16:** Justin and Cassandra Kistler. To allow a double-wide manufactured home to be used as a temporary residence while constructing a stick-built residence in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Tract 1, Valley View Estates, Section 7, T1N, R9E, BHM, Pennington County, South Dakota.

(Continued from the June 22, 2015, Planning Commission meeting.)

To revoke Conditional Use Permit / CU 14-16 with the applicant's concurrence.

Vote: unanimous (5 to 0).

13. **VACATION OF EASEMENT / VE 15-03:** Grace and William Scholl. To vacate 3 feet of an 8-foot-wide utility and minor drainage easement to allow an addition to be built onto the existing garage.

Lot 4R, Block 2, Mountain Park Subdivision, Section 5, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Vacation of Easement / VE 15-03 with the following six (6) conditions:

1. **That the resolution for the Vacation of Easement be filed by the applicant with the Register of Deeds;**
2. **That a Building Permit be obtained for the proposed eight (8) foot addition onto the existing attached garage, which requires a site plan to be reviewed and approved by the Planning Director;**
3. **That approval of Vacation of Easement #15-03 does not constitute approval of any further applications submitted for the above-described property. Variance / VA 15-19 must be approved by the Board of Adjustment prior to submittal of a Building Permit for the proposed addition to the existing garage;**
4. **That this Vacation of Easement only applies for the proposed eight (8) foot addition to the existing attached garage. All other structures must maintain the proper setback and easement requirements or obtain separate Variance(s) and/or Vacation(s);**
5. **That an approved Floodplain Development Permit is obtained prior to any work being done in the designated floodplain boundaries; and,**

6. **That the applicant signs the Statement of Understanding within seven (7) business days of approval for Vacation of Easement #15-03, which is available at the Planning Office.**

Vote: unanimous (5 to 0).

END OF CONSENT CALENDAR

11. SUBDIVISION REGULATIONS VARIANCE / SV 15-17: Rodney Alexander; Renner & Associates – Agent. To waive platting requirements in order to create Lots 1 and 2 of Tin City Lode MS 2504 in accordance with Section 700.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: All, Tin City Lode MS 2504, Section 22, T2S, R4E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 1 and 2, Tin City Lode MS 2504, Section 22, T2S, R4E, BHM, Pennington County, South Dakota.

Molitor asked that this item be removed from the Consent Calendar, as staff originally recommended approval of Subdivision Regulations Variance / SV 15-17 with three (3) conditions, and now staff is recommending this item be continued to the July 27, 2015, Planning Commission meeting in order for staff to perform additional research and to meet with the applicant.

Discussion followed.

Moved by Landers and seconded by Litzen to continue Subdivision Regulations Variance / SV 15-17 to the July 27, 2015, Planning Commission meeting.

All voting aye, the Motion carried 5 to 0.

12. REZONE / RZ 15-09 AND COMPREHENSIVE PLAN AMENDMENT CA / 15-09: Rodney Alexander; Renner & Associates – Agent. To rezone 7.615 acres from Highway Service District to Low Density Residential District and to amend the Pennington County Comprehensive Plan to change the Future Land Use from Highway Service District to Low Density Residential District in accordance with Section 508 of the Pennington County Zoning Ordinance.

Located on the following metes and bounds descriptions: Commencing at the northwesterly corner of the Tin City Lode, M.S. 2504, located in Section 22, T2S, R4E, BHM, common to a corner on the southerly boundary of Lot 1 of the NW1/4 of the

NE1/4 of Section 22, T2S, R4E, BHM, and the point of beginning; Thence, first course: S 76°20'56" E, along the northerly boundary of said Tin City Lode, common to the southerly boundary of said Lot 1, a distance of 299.56 feet, to the northeasterly corner said Tin City Lode; Thence, second course: S 13°46'22" W, along the easterly boundary of said Tin City Lode, common to the southerly boundary of said Lot 1, a distance of 613.03 feet, to a corner on the southerly boundary of said Lot 1, common to a corner on the northerly boundary of Lot 2 of the W1/2 of the NE1/4 of Section 22, T2S, R4E, BHM; Thence, third course: S 13°39'24" W, along the easterly boundary of said Tin City Lode, common to the northerly boundary of said Lot 2, a distance of 392.89 feet; Thence, fourth course: S 45°00'00" W, a distance of 122.46 feet; Thence, fifth course: S 90°00'00" W, a distance of 134.00 feet; Thence, sixth course: N 48°00'00" W, a distance of 120.00 feet, to a point on the westerly boundary of said Tin City Lode, common to a point on the northerly boundary of said Lot 2; Thence, seventh course: N 13°40'34" E, along the westerly boundary of said Tin City Lode, common to the northerly boundary of said Lot 2, a distance of 744.97 feet, to a corner on the northerly boundary of said Lot 2, common to a corner on the southerly boundary of said Lot 1; Thence, eighth course: N 13°49'06" E along the westerly boundary of said Tin City Lode, common to the southerly boundary of said Lot 1, a distance of 340.17 feet, to the point of beginning. Said parcel contains 7.615 acres, more or less.

Molitor asked that this item be removed from the Consent Calendar, as staff originally recommended approval of Rezone / RZ 15-09 and Comprehensive Plan Amendment / CA 15-09, and now staff is recommending this item be continued to the July 27, 2015, Planning Commission meeting in order for staff to perform additional research and to meet with the applicant

Moved by Coleman and seconded by Litzen to continue Rezone / RZ 15-09 and Comprehensive Plan Amendment / CA 15-09 to the July 27, 2015, Planning Commission meeting.

All voting aye, the Motion carried 5 to 0.

14. CONDITIONAL USE PERMIT / CU 15-13: Richard and Delores Linstrom; Rod Linstrom – Agent. To allow a ranch hand's residence in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Part of Lot 1 Less Tract A and B (also in Section 35 and T2S, R4E Sections 2 and 3); Hunter Tract Being a Subdivision of Lot 1 of Reno Placer, Reno Placer MS #832, Section 34, T1S, R4E, BHM, Pennington County, South Dakota.

Bolstad reviewed the Staff Report indicating the applicants have applied for a Conditional Use Permit to allow a ranch hand's residence on the subject property.

Staff recommended approval of Conditional Use Permit 15-13 with the following ten (10) conditions:

1. That the applicant signs a “Ranch Hand’s Statement” verifying that the hired ranch hand will be directly engaged in the operation of the farm or ranch located on the subject property, which is available at the Planning Office;
2. That an approved Building Permit be obtained for the ranch hand residence prior to placement or construction of the residence, which requires a site plan to be reviewed and approved by the Planning Director;
3. That a Building Permit be obtained for any structure exceeding 144 square feet or located on a permanent foundation, which requires a site plan to be reviewed and approved by the Planning Director;
4. That the residence be occupied by a ranch hand or used as housing for hired help at all times, and not be used as a rental by someone not engaged in the operation of the farm or ranch located on the subject property;
5. That a separate address be assigned for the ranch hand’s residence and that it be posted both at the approach (driveway) and on the individual structure, in accordance with Pennington County’s Ordinance #20;
6. That the minimum setback requirements of a General Agriculture District be continually maintained on the property;
7. That the outhouse located on the property be removed or abandoned and is no longer used as a means of waste disposal;
8. That an approved Floodplain Development Permit be obtained prior to any work being done within the designated floodplain;
9. That the applicant signs the Statement of Understanding within seven (7) business days of approval of Conditional Use Permit #15-13, which is available at the Planning Office; and,
10. That this Conditional Use Permit be reviewed in one (1) year, on a complaint basis, or as directed by the Planning Commission and/or Board of Commissioners to verify that all Conditions of Approval are being met.

Discussion followed.

Moved by Coleman and seconded by Litzen to approve of Conditional Use Permit 15-13 with the following ten (10) conditions:

- 1. That the applicant signs a “Ranch Hand’s Statement” verifying that the hired ranch hand will be directly engaged in the operation of the farm or ranch located on the subject property, which is available at the Planning Office;**

2. That an approved Building Permit be obtained for the ranch hand residence prior to placement or construction of the residence, which requires a site plan to be reviewed and approved by the Planning Director;
3. That a Building Permit be obtained for any structure exceeding 144 square feet or located on a permanent foundation, which requires a site plan to be reviewed and approved by the Planning Director;
4. That the residence be occupied by a ranch hand or used as housing for hired help at all times, and not be used as a rental by someone not engaged in the operation of the farm or ranch located on the subject property;
5. That a separate address be assigned for the ranch hand's residence and that it be posted both at the approach (driveway) and on the individual structure, in accordance with Pennington County's Ordinance #20;
6. That the minimum setback requirements of a General Agriculture District be continually maintained on the property;
7. That the outhouse located on the property be removed or abandoned and is no longer used as a means of waste disposal;
8. That an approved Floodplain Development Permit be obtained prior to any work being done within the designated floodplain;
9. That the applicant signs the Statement of Understanding within seven (7) business days of approval of Conditional Use Permit #15-13, which is available at the Planning Office; and,
10. That this Conditional Use Permit be reviewed in one (1) year, on a complaint basis, or as directed by the Planning Commission and/or Board of Commissioners to verify that all Conditions of Approval are being met.

All voting aye, the Motion carried 5 to 0.

15. REZONE / RZ 15-08 AND COMPREHENSIVE PLAN AMENDMENT CA / 15-08: Mitch Morris. To rezone 30.49 acres from General Agriculture District and to General Commercial District and to amend the Pennington County Comprehensive Plan to change the Future Land Use from Limited Agriculture District to General Commercial District in accordance with Section 508 of the Pennington County Zoning Ordinance.

Being 30.49 acres of land located in the N1/2 NW1/4 of Section 33, Township 1 North, Range 8 East of the Black Hills Meridian, Pennington County, South Dakota, said 30.49 acres of land being more particularly described by metes and bounds as follows, all measurements are to be considered as being followed by the words "more or less";

BEGINNING at the northwest corner of Section 33, Township 1 North, Range 8 East of the Black Hills Meridian; Thence, South 89°51'35" East, along the north line of the NW1/4 of Section 33, a distance of 2656.84 feet to the northeast corner of the NW1/4 of Section 33; Thence, South 00°08'05" West, along the east line of the NW1/4 of Section 33, a distance of 500.00 feet to a point for corner; Thence, North 89°51'35" West, parallel to and 500 feet distant from the north line of the NW1/4 of Section 33, a distance of 2656.35 feet to a point for corner on the west line of the NW1/4 of Section 33; Thence, North 00°04'45" East, a distance of 500.00 feet to the POINT OF BEGINNING and containing 30.49 acres, more or less, of land.

(Continued from the June 22, 2015, Planning Commission meeting.)

Conover reviewed the Staff Report indicating this item was continued from the June 22, 2015, Planning Commission meeting. The applicant has applied to rezone 30.49 acres from General Agriculture District to General Commercial District and to amend the Pennington County Comprehensive Plan to change the Future Land Use from Limited Agriculture District to General Commercial District.

Staff recommended to continue Rezone / RZ 15-08 and Comprehensive Plan Amendment / CA 15-08 until the first possible Planning Commission meeting, after the applicant provides the Planning Department, in writing – the questions/concerns and/or requirements from the Environmental Planner, the Water Protection Coordinator, the County Ordinance Officer and the Fire Coordinator and others have been satisfied.

Discussion followed.

Moved by Coleman and seconded by Litzen to continue Rezone / RZ 15-08 and Comprehensive Plan Amendment / CA 15-08 until the first possible Planning Commission meeting, after the applicant provides the Planning Department, in writing – the questions/concerns and/or requirements from the Environmental Planner, the Water Protection Coordinator, the County Ordinance Officer and the Fire Coordinator and others have been satisfied.

All voting aye, the Motion carried 5 to 0.

16. TELECOMMUNICATIONS FACILITY PERMIT / TC 15-01: Cellular Inc./Network Corp. d/b/a Verizon Wireless; Brian Kabat - Buell Consulting – Agent. To allow a 190 foot stealth monopine pole and equipment shelter in a General Commercial District in accordance with Section 316 of the Pennington County Zoning Ordinance.

Tract 1 of SE1/4, Section 11, T1N, R6E, BHM, Pennington County, South Dakota.

(Continued from the May 11, 2015, Planning Commission meeting.)

Conover reviewed that this item had been continued from the May 11, 2015, Planning Commission meeting in order for the applicant to contact the U.S. Forest Service to see if a site is available on their subject property.

Staff recommended approval of Telecommunications Facilities Permit 15-01 with the following ten (10) conditions:

1. That a Building Permit(s) is obtained for the installation of the monopine pole and equipment building to be reviewed and approved by the Planning Director;
2. That a security fence, measuring at least seven (7) feet in height, be installed and maintained around the monopine pole and equipment building;
3. That the address be properly posted in accordance with Ordinance #20;
4. That a minimum of two (2) off-street parking spaces be provided. Each space shall measure at least nine (9) feet by eighteen (18) feet, graveled and be maintained in a dust free manner;
5. That emergency radio communication equipment be allowed on the monopine pole, as long as it does not interfere with the applicant's broadcast equipment;
6. That the approach currently used to access the property be continually used to gain access to the Telecommunications Facility (monopine pole);
7. That proper setbacks from the property lines and all utilities be maintained for all structures located on the property, or a Setback Variance be obtained;
8. That the monopine pole be constructed in accordance with Telecommunication Industry Standard ANSI/TIA-22-G "Structural Standard for Antenna Supporting Structures and Antennas";
9. That the landowner signs the Statement of Understanding within seven (7) business days of approval of Telecommunications Facilities Permit 15-01, which is available at the Planning Office; and,
10. That this Telecommunication Facilities Permit be reviewed in two (2) years, on a complaint basis, or as directed by the Pennington County Planning Commission or Board of Commissioners to verify that all Conditions of Approval are being met.

Discussion followed.

Moved by Coleman and seconded by Litzen to approve Telecommunications Facilities Permit 15-01. Chairman Zvejnieks stated he would abstain.

Roll call vote: Coleman and Petersen voted yes. Litzen and Landers voted no. Zvejnieks abstained. Motion to approve failed on a tie vote.

17. DISCUSSION OF ROAD NAMING ORDINANCE, ROAD SIGN ORDINANCE, AND ORDINANCE #20.

(Continued from the June 22, 2015, Planning Commission meeting.)

Rausch spoke of a Road Naming Ordinance, a Road Sign Ordinance, and Ordinance #20.

Discussion followed.

Moved by Zvenieks and seconded by Litzen to place this item on the Agenda of the July 27, 2015, Planning Commission meeting.

All voting aye, the Motion carried 5 to 0.

18. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the June 22, 2015, Planning Commission meeting.

19. ITEMS FROM THE PUBLIC

No motions or actions were taken at this time.

20. ITEMS FROM THE STAFF

A. Building Permit Report. Conover reviewed the Building Permit Report for June 2015.

21. ITEMS FROM THE MEMBERSHIP

There were no items from the membership.

22. ADJOURNMENT

Moved by Litzen and seconded by Coleman to adjourn.

All voting aye, the Motion carried 5 to 0.

The meeting adjourned at 10:32 a.m.

Sig Zvejnieks, Chairperson