

**MINUTES**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**October 26, 2015 @ 9:00 a.m.**

County Commissioners' Meeting Room - Pennington County Administration Building

MEMBERS PRESENT: Karen Hall, Sig Zvejnieks, Lori Litzen, William McCollam, Barbara Landers, and Deb Hadcock.

STAFF PRESENT: Cassie Bolstad, Kelsey Rausch, Chutima Supboon, Kinsley Groote (SAO), and Jeri Ervin.

ROLL CALL

1. APPROVAL OF THE OCTOBER 12, 2015, MINUTES  
Moved by Landers and seconded by Zvejnieks to approve the minutes of the October 12, 2015, Planning Commission Meeting. Vote: unanimous (6 to 0).

2. APPROVAL OF THE AGENDA  
Moved by Litzen and seconded by Zvejnieks to approve the Agenda of the October 26, 2015, Planning Commission Meeting. Vote: unanimous (6 to 0).

Moved by Zvejnieks and seconded by Hadcock to approve the Consent Calendar of the October 26, 2015, Planning Commission Meeting. Vote: unanimous (6 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 89-22: PNG, LLC / Billy and Patti Caldwell. To review a Go-Cart Race Track in a Highway Service District in accordance with Section 210 and 510 of the Pennington County Zoning Ordinance.

Lot A of Lot 1, Lot B of Lot 1, and Lot C of Lot 1, Strato Rim Estates, Section 7, T1S, R7E, BHM, Pennington County, South Dakota.

**To revoke Conditional Use Permit / CU 89-22.**

**Vote: unanimous (6 to 0).**

4. **CONDITIONAL USE PERMIT REVIEW / CU 00-58:** Mitch Morris / Dakota Kart Racers. To review a Go-Kart Race track in a General Commercial District in accordance with Sections 209 and 510 of the Pennington County Zoning Ordinance.

Lot 1 of the NW1/4SE1/4, Section 32, T1N, R8E, BHM, Pennington County, South Dakota.

**To continue the review of Conditional Use Permit / CU 00-58 to the November 23, 2015, Planning Commission meeting.**

**Vote: unanimous (6 to 0).**

5. **CONDITIONAL USE PERMIT REVIEW / CU 13-16:** Larry Teuber. To review a Guest House in a Limited Agriculture District / Suburban Residential District in accordance with Sections 206, 318, and 510 of the Pennington County Zoning Ordinance.

Lot 2R2, Block 4, Spring Canyon Estates, Section 5, T1S, R7E, BHM, Pennington County, South Dakota.

(Continued from the September 28, 2015, Planning Commission meeting.)

**To continue the review of Conditional Use Permit / CU 13-16 to the December 7, 2015, Planning Commission meeting.**

**Vote: unanimous (6 to 0).**

6. **CONDITIONAL USE PERMIT REVIEW / CU 13-22:** Dudley and Ila LaPointe. To review a single-wide mobile home to be used as a single-family residence in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 25, Block 7, Green Valley Estates, Section 23, T1N, R8E, BHM, Pennington County, South Dakota.

**To approve of the extension of Conditional Use Permit / CU 13-22 with the following nine (9) conditions:**

1. **That a Building Permit be obtained for the single-wide mobile home only after the applicant is issued an approved On-Site Wastewater Construction Permit through Pennington County;**
2. **That the minimum setback requirements of a Suburban Residential District be continually maintained on the property;**
3. **That no parking be allowed in the area containing the on-site wastewater treatment system (OSWTS) or any part of the driveway be located over the OSWTS unless approved by Pennington County;**

4. That two (2) off-street parking spaces be provided in accordance with Pennington County Zoning Ordinance Section #310;
5. That the property be kept free of debris and junk vehicles and the truck, located on-site, be licensed or removed prior to issuance of a Building Permit in accordance with Pennington County's Ordinance #106;
6. That if any land disturbance occurs, erosion, stabilization and sediment control measures (i.e. silt fence, wattles, erosion mats) be implemented;
7. That the lot address (4667 Anderson Road) be posted so it is clearly visible from both directions of travel along Anderson Road, at all times, in accordance with Pennington County's Ordinance #20;
8. That the single-wide mobile home have a continually maintained peaked non-reflective type roof, wood or simulated wood-type siding, and skirting; and,
9. That this Conditional Use Permit be reviewed in one (1) year, on a complaint basis, or as directed by the Pennington County Planning Commission or County Board of Commissioners to verify that all Conditions of Approval are being met.

**Vote: unanimous (6 to 0).**

7. **CONDITIONAL USE PERMIT REVIEW / CU 14-28:** Don Behrens. 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, Custer Trails Subdivision, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

(Continued from the October 12, 2015, Planning Commission meeting.)

**To approve of the extension of Conditional Use Permit / CU 14-28 with the following nine (9) conditions:**

1. That the Vacation Home Rental be allowed to have a maximum overnight occupancy of six (6) people;
2. That a minimum of two (2) off-street parking spaces continue to be provided and each parking space shall not be less than one hundred sixty two square feet, nor less than nine feet by eighteen feet, surfaced with gravel, concrete or asphalt and maintained in a dust free manner;

3. That the address continue to be properly posted on both the residence and at the approach so it be visible in both directions in accordance with Pennington County's Ordinance #20;
4. That the applicant continually complies with South Dakota Administrative Rule 44:02:08 which regulates Vacation Home Rentals;
5. That the applicant obtain and keep up-to-date all the necessary permits from the State pertaining to the use of the Vacation Home Rental;
6. That the applicant continually comply with the Performance Standards outlined in Section 319 of the Zoning Ordinance, which regulates Vacation Home Rentals;
7. That the applicant adheres to the requirements set out by the US Forest Service by not having trails for motorized and non-motorized vehicles such as atvs and horses;
8. That an interior informational sign continue to be posted in accordance with the requirements of Section 319-G., during operation of the residence as a VHR; and,
9. That this Conditional Use Permit be reviewed in three (3) years, on a complaint basis, or as directed by the Pennington County Planning Commission and/or Board of Commissioners to verify that all Conditions of Approval are being met.

**Vote: unanimous (6 to 0).**

8. **CONDITIONAL USE PERMIT REVIEW / CU 14-30:** Cherie Farlee. To review a single-wide manufactured home to be used as a caretaker's residence in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

The NE1/4SW1/4 less RC Airport #4 and less Right-of-Way, Section 6, T1N, R9E, BHM, Pennington County, South Dakota.

**To recommend to continue the review of Conditional Use Permit / CU 14-30 to the November 9, 2015, Planning Commission meeting, with the applicant's concurrence.**

**Vote: unanimous (6 to 0).**

**END OF CONSENT CALENDAR**

9. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the October 12, 2015, Planning Commission meeting.

10. ITEMS FROM THE PUBLIC

No motions or actions were taken.

11. ITEMS FROM THE STAFF

A. 2015 SD Planner's Conference. Bolstad reminded the Planning Commission of the upcoming SD Planner's Conference in Mitchell scheduled for October 28<sup>th</sup> and October 29<sup>th</sup>.

12. ITEMS FROM THE MEMBERSHIP

There were no items from the membership.

13. ADJOURNMENT

**Moved by Zvejnieks and seconded by McCollam to adjourn.**

**All voting aye, the Motion carried 6 to 0.**

**The meeting adjourned at 9:06 a.m.**

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Karen Hall, Chairperson