

MINUTES
PENNINGTON COUNTY PLANNING COMMISSION
January 25, 2016 @ 9:00 a.m.

County Commissioners' Meeting Room - Pennington County Administration Building

MEMBERS PRESENT: Karen Hall, Sig Zvejnieks, Barbara Landers, and Deb Hadcock.

STAFF PRESENT: PJ Conover, Brittney Molitor, Cassie Bolstad, Chutima Supboon, Kinsley Groote (SAO), and Jeri Ervin.

ROLL CALL

1. APPROVAL OF THE JANUARY 11, 2016, MINUTES
Moved by Zvejnieks and seconded by Landers to approve the minutes of the January 11, 2016, Planning Commission Meeting. Vote: unanimous (4 to 0).

2. APPROVAL OF THE AGENDA
Moved by Zvejnieks and seconded by Landers to approve the Agenda of the January 25, 2016, Planning Commission Meeting. Vote: unanimous (4 to 0).

Moved by Landers and seconded by Zvejnieks to approve the Consent Calendar of the January 25, 2016, Planning Commission Meeting, with the removal of Item #4. Vote: unanimous (4 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 10-30:** Janell Gibson. 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.

To continue the review of Conditional Use Permit / CU 10-30 to the February 8, 2016, Planning Commission meeting with the applicant's concurrence.

Vote: unanimous (4 to 0).

5. **CONDITIONAL USE PERMIT REVIEW / CU 14-34:** James and Ethel Witcher. To review a single-wide mobile home to be used as a permanent residence in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

All Less RR ROW, less Lot H1 of NE1/4, less Lot H1 of NW1/4 and less Hwy Row, Section 7, T4S, R15E, BHM, Pennington County, South Dakota.

To continue the review of Conditional Use Permit / CU 14-34 to the February 8, 2016, Planning Commission meeting to allow the applicants time to post the address for the subject property.

Vote: unanimous (4 to 0).

6. **CONDITIONAL USE PERMIT REVIEW / CU 14-35:** Brad Nible. To review a multiple-family dwelling in a Suburban Residential District, to rent out the home/basement, in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 19, Block 1, Harney Peak View Addition, Section 9, T1N, R8E, BHM, Pennington County, South Dakota.

(Continued from the January 11, 2016, Planning Commission meeting.)

To approve of the extension of Conditional Use Permit / CU 14-35 with the following six (6) conditions:

1. **That a minimum of six (6) off-street parking spaces continue to be provided on-site, each measuring a minimum of nine (9) feet x eighteen (18) feet with gravel, concrete or asphalt, and maintained in a dust-free manner;**
2. **That the property continue to be kept free of debris and junk vehicles;**
3. **That the addresses of each unit continue to be posted so they are visible from School Drive in accordance with Pennington County Ordinance #20;**
4. **That smoke alarms be installed and/or properly maintained in working order in each unit prior to occupancy;**
5. **That a Building Permit be obtained for any structures over 144 square feet or permanently anchored to the ground on the property, which requires a site plan to be reviewed and approved by the Planning Director; and**
6. **That this Conditional Use Permit be reviewed in one (1) year, on a complaint basis or as deemed necessary by either the Pennington County Board of**

Commissioners and/or Planning Commission to verify that all conditions are being met.

Vote: unanimous (4 to 0).

7. **CONDITIONAL USE PERMIT / CU 15-38:** Mark or Ann Haubrich. To live in an existing double-wide mobile home while building a single-family residence in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

NE1/4SE1/4, Section 28, T1N, R8E, BHM, Pennington County, South Dakota.

To continue Conditional Use Permit / CU 15-38 to the February 8, 2016, Planning Commission meeting in order for the Conditional Use Permit to be advertised.

Vote: unanimous (4 to 0).

END OF CONSENT CALENDAR

4. **CONDITIONAL USE PERMIT REVIEW / CU 14-33:** Lenora and Larry Ruland. To review a single-wide mobile home to be used as a permanent residence in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

W1/2SE1/4, Section 24, T1S, R16E, BHM, Pennington County, South Dakota.

(Continued from the January 11, 2016, Planning Commission meeting.)

Conover stated this is a review of the applicant's Conditional Use Permit and the item was continued from the January 11, 2016, Planning Commission meeting in order for the applicant to obtain a Building Permit for the deck/ramp that was added. Staff also performed a site inspection and noted the deck/ramp was not attached to the single-wide mobile home.

Staff recommended approval of the extension of Conditional Use Permit / CU 14-33 with the following eight (8) conditions:

1. That a Building Permit be obtained for any structure exceeding 144 square feet or permanently anchored to the ground, which will require a site plan to be reviewed and approved by the Planning Director;
2. That the lot address continue to be clearly posted, so as to be visible from both directions on 239th Street, in accordance with Pennington County's Ordinance #20;

3. That the subject property continue to remain free of debris and junk vehicles;
4. That the mobile home installed on the property continue to have peaked non-reflective type roof and wood or simulated wood-type siding that is continually maintained;
5. That the minimum setback requirements of a General Agriculture District be continually maintained on the property;
6. That two (2) off-street parking spaces be continually provided on the subject property, in accordance with Section 310 of the Pennington County Zoning Ordinance;
7. That the ramp/stairs added by the applicant's in 2015, remain unattached to the SWMH and not anchored to the ground, and if the applicant would like to attach or anchor the ramp/stairs or it is found that the applicant has attached or anchored the ramp/stairs, the applicant obtain a Building Permit, with applicable fees prior to doing so; and,
8. That this Conditional Use Permit be reviewed in three (3) years, on a complaint basis, or as directed by the Pennington County Planning Board of Commissioners and/or County Planning Commission to verify that all Conditions of Approval are being met.

Discussion followed.

Moved by Landers and seconded by Zvejnieks to approve of the extension of Conditional Use Permit / CU 14-33 with the following eight (8) conditions:

- 1. That a Building Permit be obtained for any structure exceeding 144 square feet or permanently anchored to the ground, which will require a site plan to be reviewed and approved by the Planning Director;**
- 2. That the lot address continue to be clearly posted, so as to be visible from both directions on 239th Street, in accordance with Pennington County's Ordinance #20;**
- 3. That the subject property continue to remain free of debris and junk vehicles;**
- 4. That the mobile home installed on the property continue to have peaked non-reflective type roof and wood or simulated wood-type siding that is continually maintained;**
- 5. That the minimum setback requirements of a General Agriculture District be continually maintained on the property;**

6. That two (2) off-street parking spaces be continually provided on the subject property, in accordance with Section 310 of the Pennington County Zoning Ordinance;
7. That the ramp/stairs added by the applicant's in 2015, remain unattached to the SWMH and not anchored to the ground, and if the applicant would like to attach or anchor the ramp/stairs or it is found that the applicant has attached or anchored the ramp/stairs, the applicant obtain a Building Permit, with applicable fees prior to doing so; and,
8. That this Conditional Use Permit be reviewed in three (3) years, on a complaint basis, or as directed by the Pennington County Planning Board of Commissioners and/or County Planning Commission to verify that all Conditions of Approval are being met.

All voting aye, the Motion carried 4 to 0.

8. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the January 19, 2016, Planning Commission meeting.

9. ITEMS FROM THE PUBLIC

No motions or actions were taken at this time.

10. ITEMS FROM THE STAFF

There were no items from staff.

11. ITEMS FROM THE MEMBERSHIP

There were no items from the membership.

12. ADJOURNMENT

Moved by Zvejnieks and seconded by Landers to adjourn.

All voting aye, the Motion carried 4 to 0.

The meeting adjourned at 9:05 a.m.

Karen Hall, Chairperson