

**MINUTS**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**July 11, 2016 @ 9:00 a.m.**

County Commissioners' Meeting Room - Pennington County Administration Building

MEMBERS PRESENT: Sig Zvejnieks, William McCollam, Barbara Landers, Travis Lasseter, Rich Marsh, and Deb Hadcock.

STAFF PRESENT: PJ Conover, Brittney Molitor, Cassie Bolstad, Kelsey Rausch, Chutima Supboon, Michaele Hofmann (SAO), and Jeri Ervin.

ROLL CALL

1. ELECTION OF OFFICERS

**Moved by Landers to nominate Sig Zvejnieks as Chairperson. Moved by McCollam and seconded by Marsh to cease nominations. Vote: Unanimous (6 to 0).**

**Moved by Landers to nominate Lori Litzen as First Vice-Chairperson. Moved by Lasseter and seconded by McCollam to cease nominations. Vote: Unanimous (6 to 0).**

**Moved by McCollam to nominate Barbara Landers as Second Vice-Chairperson. Moved by Lasseter and seconded by McCollam to cease nominations. Vote: Unanimous (6 to 0).**

2. APPROVAL OF THE JUNE 27, 2016, MINUTES

**Moved by McCollam and seconded by Lasseter to approve the minutes of the June 27, 2016, Planning Commission Meeting. Vote: Unanimous 6 to 0.**

3. APPROVAL OF THE AGENDA

**Moved by McCollam and seconded by Landers to approve the Agenda of the July 11, 2016, Planning Commission Meeting. Vote: Unanimous 6 to 0.**

**Moved by Landers and seconded by Marsh to approve the Consent Calendar of the July 11, 2016, 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.

4. **CONDITIONAL USE PERMIT REVIEW / CU 10-29:** Dan and Beth Thomas. To review a temporary residence (camper) on the property while constructing a single-family residence in a Low Density Residential District in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot 3 of Tract 3, Tigerville Subdivision, Section 9, T1S, R4E, BHM, Pennington County, South Dakota.

**To end Conditional Use Permit / CU 10-29 with the applicant's concurrence.**

**Vote: Unanimous 6 to 0.**

5. **CONDITIONAL USE PERMIT REVIEW / CU 13-01:** Loretta Daigle / Lazy Rocking D, LLC; Rushmore Vacation Rentals – Local Contact. 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 of the NW1/4NE1/4, Section 22, T2S, R4E, BHM, Pennington County, South Dakota.

(Continued from the June 27, 2016, Planning Commission meeting.)

**To approve of the extension of Conditional Use Permit / CU 13-01 with the following seven (7) conditions:**

1. **That the maximum overnight occupancy, continue to be based on DENR's approval, be limited to twelve (12) people and the maximum daytime occupancy be limited to eighteen (18) people;**
2. **That the applicant maintains current licenses with the South Dakota Department of Health (Vacation Home License) and the Department of Revenue (Sales Tax License) and that copies of these Licenses be provided to the Planning Department upon request;**
3. **That a minimum of five (5) off-street parking spaces continue to be provided on-site, each measuring a minimum of nine (9) by eighteen feet and maintained in a dust-free manner;**
4. **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 that the applicant and agent continue to ensure the VHR is operated in accordance with the requirements of Section 319-F. (Performance Standards) at all times;**
5. **That the lot address continues to be posted at all times so it is clearly visible from White Horse Road, in accordance with Ordinance #20;**

6. That the applicant sign a Statement of Understanding (SOU) within ten (10) business days of the approval of the extension of CU 13-01. The SOU is available from the Planning Department;
7. That this Conditional Use Permit be reviewed in five (5) years, on a complaint basis or as directed by the Board of Directors or the Planning Commission to verify that all conditions of approval are being met.

**Vote: Unanimous 6 to 0.**

6. **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.

**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 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.

**Vote: Unanimous 6 to 0.**

7. **CONDITIONAL USE PERMIT REVIEW / CU 14-22:** Gaslight Restaurant; Linda Zwetzig – Agent. To review an illuminated, on-premise sign within 1,500 feet of a residential zoning district / dwelling unit in a Highway Service District in accordance with Sections 210, 312, and 510 of the Pennington County Zoning Ordinance.

Lot 1 Revised, Rockerville Ghost Town Subdivision, Section 13, T1S, R6E, BHM, Pennington County, South Dakota.

**To approve of the extension of Conditional Use Permit / CU 14-22 with the following six (6) conditions:**

1. That all lighting be installed and continually 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;
2. That the sign continually conform to all regulations in Section 312 of the Pennington County Zoning Ordinance;
3. That the sign be continually maintained so as to have an aesthetically pleasing appearance at all times and not appear dilapidated;
4. That installation of any other on-premise signs on the property requires a separate Sign Permit to be obtained and if they are to be illuminated, this Conditional Use Permit be amended;
5. That the sign not contain, include, or be illuminated by any flashing or intermittent (less than six seconds) moving lights; and,
6. That this Conditional Use Permit be reviewed on a complaint basis, or as directed by the Pennington County Board of Commissioners or Planning Commission to verify that all Conditions of Approval are being met.

**Vote: Unanimous 6 to 0.**

8. **CONDITIONAL USE PERMIT REVIEW / CU 15-13:** Richard and Delores Linstrom; Rod Linstrom – Agent. 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.

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.

**To approve of the extension of Conditional Use Permit / CU 15-13 with the following nine (9) conditions:**

1. 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;
2. That a Building Permit be obtained for any structure(s) exceeding 144 square feet or permanently anchored to the ground, which requires a site plan to be reviewed and approved by the Planning Director;
3. 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;
4. 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;
5. That the minimum setback requirements of a General Agriculture District be continually maintained on the property;
6. That the outhouse located on the property be removed or abandoned and is no longer used as a means of waste disposal;
7. That an approved Floodplain Development Permit be obtained prior to any work being done within the designated floodplain;
8. That Conditional Use Permit / CU 15-13 will automatically expire if the ranch hand's residence has not been established on the subject property by July 13, 2017; and,
9. That this Conditional Use Permit be reviewed in one (1) year, on a complaint basis, or as directed by the Planning Commission or Board of Commissioners to verify that all Conditions of Approval are being met.

**Vote: Unanimous 6 to 0.**

9. **CONDITIONAL USE PERMIT REVIEW / CU 16-11:** The Gathering of Eagles; Christopher Lord – Agent. To review a temporary assembly of people for a five-day spiritual gathering in a General Agriculture District in accordance with Sections 205, 314, and 510 of the Pennington County Zoning Ordinance.

S1/2/4NW1/4 of Section 17, T1N, R3E, BHM, Pennington County, South Dakota, near the intersection of Slate Prairie Road and S. Rochford Road,

**To continue the review of Conditional Use Permit / CU 16-11 to the July 25, 2016, Planning Commission meeting, in order for staff to conduct a site visit.**

**Vote: Unanimous 6 to 0.**

10. **CONDITIONAL USE PERMIT / CU 16-19:** Jeff Roltgen. To allow for a woodworking business as a home occupation in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 5 of Lot B of S1/2SE1/4, Pleasant View Subdivision, Section 11, T1N, R8E, BHM, Pennington County, South Dakota

**To approve of the withdrawal of Conditional Use Permit / CU 16-19, per the applicant's request.**

**Vote: Unanimous 6 to 0.**

11. **MINING PERMIT REVIEW / MP 16-01:** Western Construction / Tom Lien. To review a Mining Permit to excavate, extract and process gravel on a portion of the E1/2 of Section 18, T1N, R9E, BHM, Pennington County, South Dakota.

E1/2 of Section 18, T1N, R9E, BHM, Pennington County, South Dakota.

(Continued from the June 13, 2016, Planning Commission meeting.)

**To recommend approval of the extension of Mining Permit / MP 16-01 with the following eighteen (18) conditions:**

1. **That the conditions of approval of the South Dakota Department of Environment and Natural Resources Mining & Minerals License (Mining License #09-880) be continually met;**
2. **That the applicant submit a copy of the annual Mine License Report and a copy of the Mine License to the Planning Department when it is renewed;**
3. **That the conditions of the approval of the South Dakota Department of Environment and Natural Resources General Permit to Operate Under the Air Quality Operating Permit Program and Surface Water Discharge System For Nonmetallic Mineral Processing Plants in South Dakota (SDG05A185) be continually met;**
4. **That any natural drainage ways and paths be continually maintained and culverts added as necessary, in accordance with Pennington County Ordinance #14;**
5. **The requirements, guidelines, and criteria for stormwater and erosion control in the Pennington County Stormwater Manual shall be followed;**

6. That any permanent development should be designed so as not to interfere with any future street alignments;
7. That all debris and materials must be secured and contained on site in a manner that prevents a safety hazard to persons, property, and/or equipment on the airport;
8. That all dust, smoke and particulate matter must be controlled in a manner that does not impact airport operations or pose a safety hazard;
9. That the Conditions of Approval of the South Dakota Department of Environment and Natural Resources for General Permit for Storm Water Discharges Associated with Industrial Activities (SDR00B597) be continually met;
10. That self-contained toilets be maintained on-site: one (1) unit per 50 employees. The self-contained toilets must meet all State and County regulations. The method and schedule of disposal of the solid waste must be in compliance with State and local rules and regulations;
11. That the conditions of the FAA determination be continually met and extended as needed per the FAA expiration date;
12. That all stockpiles of material on the subject property, including equipment being stored on site, shall not exceed a height of 45 feet from ground level, 3,185 feet site elevation, and 3,230 feet above mean sea level;
13. That all dust, smoke and particulate matter must be controlled in a manner that does not impact airport operations or pose a safety hazard to the runways;
14. That no ponding of water that could cause an attractant to flocking birds, ducks or geese;
15. That all mining operations shall maintain adequate separation from the existing water main and not place overburden, material stockpiles or heavy mining equipment within the easement or adjacent to valves and hydrants;
16. That the site shall be re-vegetated as required in Section 507-A(5)(c);
17. That the applicant sign a statement of Understanding within ten (10) business days of Permit approval; and,
18. That this Mining Permit be reviewed in five (5) years, and may be reviewed on a complaint basis, or as directed by the Planning Commission or the

**Board of Commissioners to verify that all conditions of approval are being met.**

**Vote: Unanimous 6 to 0.**

12. **ROAD NAME:** Towering Pines Lane. Mills Family Limited Partnership. To name a 33-foot-wide easement providing access to properties located in Sections 29, and 32, T1S, R5E, BHM, Pennington County, South Dakota.

**To approve of the Road Name Towering Pines Lane.**

**Vote: Unanimous 6 to 0.**

### **END OF CONSENT CALENDAR**

13. **SPECIAL CONSIDERATION TO TRAILWOOD VILLAGE PLANNED UNIT DEVELOPMENT / PU 16-04:** Mark Herrick. A special consideration to PUD 79-02 to reduce the minimum rear yard setback from 25 feet to eight (8) feet to allow for construction of a shed and greenhouse in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot 5, Block 21, Trailwood Village, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.

Bolstad reviewed the Staff Report indicating the applicant has applied for a Special Consideration to PUD 79-02 to reduce the minimum rear yard setback from 25 feet to eight (8) feet to allow for construction of a shed and greenhouse.

Staff recommended approval of the Special Consideration to the Trailwood Village Planned Unit Development / PU 16-04 with the following one (1) condition:

- 1 That this Special Consideration applies only to the proposed shed and greenhouse on the subject property. All other structures must maintain the setback requirements as outlined in the Trailwood Village Planned Unit Development (PU 05-19) or obtain approval of a separate Special Consideration to the Trailwood Village Planned Unit Development.

Discussion followed.

**Moved by Lasseter and seconded by McCollam to approve of the Special Consideration to the Trailwood Village Planned Unit Development / PU 16-04 with the following one (1) condition:**



**1 That this Special Consideration applies only to the proposed shed and greenhouse on the subject property. All other structures must maintain the setback requirements as outlined in the Trailwood Village Planned Unit Development (PU 05-19) or obtain approval of a separate Special Consideration to the Trailwood Village Planned Unit Development.**

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

14. LAYOUT PLAT / PL 16-09 AND SUBDIVISION REGULATIONS VARIANCE / SV 16-01: Thomas and Janeane Price. To create Lots 1A and 1B of T and J Price Subdivision and to waive platting requirements in accordance with Sections 400.1 and 700.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 1, T and J Price Subdivision, Section 1, T2S, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1A and Lot 1B, T and J Price Subdivision, Section 1, T2S, R5E, BHM, Pennington County, South Dakota.

Rausch reviewed the Staff Report indicating the applicants have applied for a Layout Plat and Subdivision Regulations Variance to create Lots 1A and 1B of T and J Price Subdivision and to waive platting requirements.

Staff recommended approval of Subdivision Regulations Variance / SV 16-01 to waive the requirements for submittal of percolation tests and soil profile hole information, submittal of engineered road construction plans and road improvements for Old Hill City Road and Section Line Right-of-Way, and dedication of additional Right-of-Way for Old Hill City Road; and also recommended approval of Layout Plat / PL 16-09 with the following eight (8) conditions:

1. That at the time of new Plat submittal, eight (8) foot minor drainage and utility easements be dedicated on the interior sides of all lot lines, or an approved Subdivision Regulations Variance be obtained waiving this requirement;
2. That at the time of new Plat submittal, the applicant submits percolation tests and soil profile information for proposed Lots 1A and 1B of T and J Price Subdivision to be reviewed and approved by the County Environmental Planner, or an approved Subdivision Regulations Variance be obtained waiving this requirement;
3. That at the time of new Plat submittal, the plat meets all of the requirements of Section 400.2 of the Pennington County Subdivision Regulations, including, but not limited to, the Plat be scaled at not more than one (1) inch equals one hundred (100) feet, location of access easements, location of Section Line Rights-of-Way, and topographic information be provided of the subject property at five (5) foot

contour intervals, or the applicant obtains an approved Subdivision Regulations Variance waiving any of these requirements that are not met;

4. That at the time of Minor Plat submittal, the applicant provides engineered road construction plans for road improvements, including width and surface requirements that meet Pennington County's Ordinance #14 standards, or an approved Subdivision Regulations Variance be obtained waiving this requirement;
5. That the Certifications on the plat be in accordance with Section 400.3.1.n. of the Pennington County Subdivision Regulations;
6. That a Building Permit be obtained for any structure exceeding 144 square feet or permanently anchored to the ground, which requires a site plan to be reviewed and approved by the Planning Director;
7. That the applicant signs the Statement of Understanding within ten (10) business days of approval of Layout Plat / PL 16-09, which is available at the Planning Office; and,
8. That approval of this Layout Plat does not constitute approval of any further applications to be submitted for the above-described property.

Discussion followed.

**Moved by Landers and seconded by Lasseter to approve of Subdivision Regulations Variance / SV 16-01 to waive submittal of percolation tests and soil profile hole information, submittal of engineered road construction plans and road improvements for Old Hill City Road and Section Line Right-of-Way, and dedication of additional Right-of-Way for Old Hill City Road.**

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

**Moved by McCollam and seconded Landers to approve of Layout Plat / PL 16-09 with the following eight (8) conditions:**

1. **That at the time of new Plat submittal, eight (8) foot minor drainage and utility easements be dedicated on the interior sides of all lot lines, or an approved Subdivision Regulations Variance be obtained waiving this requirement;**
2. **That at the time of new Plat submittal, the applicant submits percolation tests and soil profile information for proposed Lots 1A and 1B of T and J Price Subdivision to be reviewed and approved by the County Environmental Planner, or an approved Subdivision Regulations Variance be obtained waiving this requirement;**

3. That at the time of new Plat submittal, the plat meets all of the requirements of Section 400.2 of the Pennington County Subdivision Regulations, including, but not limited to, the Plat be scaled at not more than one (1) inch equals one hundred (100) feet, location of access easements, location of Section Line Rights-of-Way, and topographic information be provided of the subject property at five (5) foot contour intervals, or the applicant obtains an approved Subdivision Regulations Variance waiving any of these requirements that are not met;
4. That at the time of Minor Plat submittal, the applicant provides engineered road construction plans for road improvements, including width and surface requirements that meet Pennington County's Ordinance #14 standards, or an approved Subdivision Regulations Variance be obtained waiving this requirement;
5. That the Certifications on the plat be in accordance with Section 400.3.1.n. of the Pennington County Subdivision Regulations;
6. That a Building Permit be obtained for any structure exceeding 144 square feet or permanently anchored to the ground, which requires a site plan to be reviewed and approved by the Planning Director;
7. That the applicant signs the Statement of Understanding within ten (10) business days of approval of Layout Plat / PL 16-09, which is available at the Planning Office; and,
8. 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 6 to 0.**

15. MINOR PLAT / PL 16-12 AND SUBDIVISION REGULATIONS VARIANCE / SV 16-03: Darlene Hutchinson; Fisk Land Surveying – Agent. To combine four lots to create Lot 8 Revised, Block 4 of Silver City Addition and to waive platting requirements in accordance with Sections 400.3 and 700.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lots 5, 6, 7, and 8, Block 4, Silver City Addition, Section 31, T2N, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 8 Revised, Block 4, Silver City Addition, Section 31, T2N, R5E, BHM, Pennington County, South Dakota.

Conover reviewed the Staff Report indicating the applicants have applied to combine four lots to create Lot 8 Revised, Block 4 of Silver City Addition and to waive platting requirements.

Staff recommended approval of Subdivision Regulations Variance / SV 16-03 to waive submittal of engineered road construction plans and improvements for Saint Joseph Street and, submittal of topography at 5-foot contour intervals; and also approval of Minor Plat / PL 16-12 with the following seven (7) conditions:

1. That at the time of a new Plat submittal, engineered road construction plans be submitted for St. Joseph Street or a Subdivision Regulations Variance be obtained waiving this requirement;
2. That St. Joseph Street be improved, per Table 1 of the Subdivision Regulations, or approval of a Subdivision Regulation Variance be obtained waiving this requirement;
3. That at the time of submittal of a new Plat, the applicant submits topography at five foot intervals or a Subdivision Regulation Variance be obtained waiving this requirement;
4. That the plat continue to be drawn in accordance with requirements of Section 400.3 of the Subdivision Regulations, including the proper certifications and the scale of the plat to be no greater than one (1) inch equals 100-feet, or else a Subdivision Regulations Variance be obtained to waive this requirement, prior to the Plat being filed with the Register of Deeds;
5. That the labeling of all proposed Lot designations continue to be consistent throughout all future documents submitted by the applicant;
6. That any new septic systems or additions to any existing structures will require the existing system to be reassessed and approved by the Pennington County Planning Department;
7. That the applicant signs a Statement of Understanding (SOU) within ten (10) business days of the approval of PL 16-12. The SOU is available at the Planning Department.

Discussion followed.

**Moved by McCollam and seconded by Marsh to approve of Subdivision Regulations Variance / SV 16-03 to waive submittal of engineered road construction plans and improvements for Saint Joseph Street and, submittal of topography at 5-foot contour intervals.**

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

**Moved by Lasseter and seconded by McCollam to approve of Minor Plat / PL 16-12 with the following seven (7) conditions:**

- 1. That at the time of a new Plat submittal, engineered road construction plans be submitted for St. Joseph Street or a Subdivision Regulations Variance be obtained waiving this requirement;**
- 2. That St. Joseph Street be improved, per Table 1 of the Subdivision Regulations, or approval of a Subdivision Regulation Variance be obtained waiving this requirement;**
- 3. That at the time of submittal of a new Plat, the applicant submits topography at five foot intervals or a Subdivision Regulation Variance be obtained waiving this requirement;**
- 4. That the plat continue to be drawn in accordance with requirements of Section 400.3 of the Subdivision Regulations, including the proper certifications and the scale of the plat to be no greater than one (1) inch equals 100-feet, or else a Subdivision Regulations Variance be obtained to waive this requirement, prior to the Plat being filed with the Register of Deeds;**
- 5. That the labeling of all proposed Lot designations continue to be consistent throughout all future documents submitted by the applicant;**
- 6. That any new septic systems or additions to any existing structures will require the existing system to be reassessed and approved by the Pennington County Planning Department;**
- 7. That the applicant signs a Statement of Understanding (SOU) within ten (10) business days of the approval of PL 16-12. The SOU is available at the Planning Department.**

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

16. PLANNED UNIT DEVELOPMENT / PU 16-03: Dan and Nancy Evangelisto. To rezone 12.91 acres from General Agriculture District to a Planned Unit Development to allow for a Specialty Resort Development to include uses such as vacation home rentals, weddings, receptions, picnics, family reunions, satellite church for 100-150 people, church functions, parties, single-family residences, bed and breakfast, storage gift shop, spa, cabana, bistro, detached accessory structure with living quarters, duplex, etc., on the subject properties, in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot 3 and that 1/2 of private drive adjacent to said lot; Lot 4; Lot 7 and that 1/2 of private drive adjacent to said lot; Lot 10 and that 1/2 of private drive adjacent to said lot; Lot 11

and that 1/2 of private drive adjacent to said lot; Lot 12 and that 1/2 of private drive adjacent to said lot; Lot 13 and that 1/2 of private drive adjacent to said lot; Lot 14 and that 1/2 of private drive adjacent to said lot; Lot 15 and that 1/2 of private drive adjacent to said lot; Lot 16 and that 1/2 of private drive adjacent to said lot; Lot 17 and that 1/2 of private drive adjacent to said lot; Lot 18 and that 1/2 of private drive adjacent to said lot; Lot 19 and that 1/2 of private drive adjacent to said lot; Lot 20 and that 1/2 of private drive adjacent to said lot; Lot 21, Lot 22 and that part of private drive adjacent to said lot; Lot 23B and that 1/2 of private drive adjacent to said lot; Lot 27 and that 1/2 of private drive adjacent to said lot; Lot 28 and that 1/2 of private drive adjacent to said lot; Lot 29 and that 1/2 of private drive adjacent to said lot; Lot 30 and that 1/2 of private drive adjacent to said lot; Lot 31 and that 1/2 of private drive adjacent to said lot, Lot 32 and that 1/2 of private drive adjacent to said lot; Lot 33 and that 1/2 of private drive adjacent to said lot; Lot 34 and that 1/2 of private drive adjacent to said lot; Lot 35 and that 1/2 of private drive adjacent to said lot; Lot 36 and that 1/2 of private drive adjacent to said lot; Lot 37 and that 1/2 of private drive adjacent to said lot; Lot 41 and that 1/2 of private drive adjacent to said lot; Lot 42 and that 1/2 of private drive adjacent to said lot; Lot 43 and that 1/2 of private drive adjacent to said lot; Lot 44, Lot 45 and that 1/2 of private drive adjacent to said lot; all located in Custer Trails Subdivision #1, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

(Continued from the June 27, 2016, Planning Commission meeting.)

Conover indicated this item was continued from the June 27<sup>th</sup> Planning Commission meeting in order for the applicants to work with staff to address a complaint that was received.

Staff recommended that Planned Unit Development / PU 16-03 be continued to allow the applicants time, to work with staff to address complaints received.

Discussion followed.

**Moved by Landers and seconded by Lasseter to continue Planned Unit Development / PU 16-03 to allow the applicants time, to work with staff to address complaints received.**

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

17. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the June 27, 2016, Planning Commission meeting.

The below items were Appealed and will be heard at the July 19, 2016, Board of Commissioner's meeting:

1. CONDITIONAL USE PERMIT / CU 16-12: TC Enterprises, Inc.; Todd Schuetzle – Agent. To allow bicycle rentals, ATV rentals, and a retail shop as neighborhood commercial in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.
2. CONDITIONAL USE PERMIT / CU 16-16: Carey or Deborah Kassube. To allow a commercial storage rental and painting business in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.
3. CONDITIONAL USE PERMIT / CU 16-18: Steve and Kathryn Venteicher. To allow for a Vacation Home Rental on the subject property in a Low Density Residential District in accordance with Sections 207-C-18, 319, and 510 of the Pennington County Zoning Ordinance.

18. ITEMS FROM THE PUBLIC

No motions or actions were taken at this time.

19. ITEMS FROM THE STAFF

- A. Building Permit Report. Conover reviewed the Building Permit Report for June 2016.
- B. Conditional Use Permit Review 16-05: Spring Creek Hideaway, LLC / Brent and Pam Veurink. Bolstad provided the Planning Commission with an update.
- C. Rushmore Cave Mountain Coaster. Conover informed the Planning Commission the applicants do have an approved Building Permit to move forward with their project.

20. ITEMS FROM THE MEMBERSHIP

There were no items from the membership.

21. ADJOURNMENT

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

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

**The meeting adjourned at 9:59 a.m.**

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Sig Zvenjnieks, Chairperson