

MINUTES
PENNINGTON COUNTY PLANNING COMMISSION
March 13, 2017 @ 9:00 a.m.

County Commissioners' Meeting Room - Pennington County Administration Building

MEMBERS PRESENT: Sig Zvejnieks, Lori Litzen, William McCollam, Rich Marsh, Barbara Landers, Travis Lasseter, and Mark DiSanto.

STAFF PRESENT: PJ Conover, Brittney Molitor, Cassie Bolstad, Angela Shute, (SAO), Mike King, and Jeri Ervin.

ROLL CALL

1. APPROVAL OF THE FEBRUARY 27, 2017, MINUTES
Moved by Lasseter and seconded by McCollam to approve the Minutes of the February 27, 2017, Planning Commission Meeting, with corrections on Page 15 and Page 18 to change Svejnieks to Zvejnieks. Vote: unanimous 7 to 0.

2. APPROVAL OF THE AGENDA
Moved by Marsh and seconded by Lasseter to approve the Agenda of the March 13, 2017, Planning Commission meeting. Vote: unanimous 7 to 0.

Moved by Lasseter and seconded by McCollam to approve the Consent Calendar of the March 13, 2017, Planning Commission meeting with the removal of Item #9. 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 85-25: Loretta Parker. To review two mobile homes, one as a principal residence and one as a caretaker's residence, in accordance with Sections 204, 206-C-21, and 510 of the Pennington County Zoning Ordinance.

Lot 6, Hidden Springs Ranchettes, SW1/4 NW1/4, Section 6, T1N, R9E, BHM, Pennington County, South Dakota.

To continue the review of Conditional Use Permit / CU 85-25 to the March 27, 2017, Planning Commission meeting.

Vote: unanimous 7 to 0.

4. **CONDITIONAL USE PERMIT REVIEW / CU 15-29:** Jim or Mary Scull. To review a cabin to be used as a ranch hand's residence in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Unplatted PT of NW1/4 NE1/4 and 1/2 Vacant Road adjacent to Section 16, T1N, R6E, BHM, Pennington County, South Dakota.

(Continued from the February 27, 2017, Planning Commission meeting.)

To continue the review of Conditional Use Permit / CU 15-29 to the March 27, 2017, Planning Commission meeting with three (3) conditions.

Vote: unanimous 7 to 0.

5. **CONDITIONAL USE PERMIT REVIEW / CU 16-01:** Daniel Elliott. To review living in an existing cabin while building a new single-family residence on the subject property in a General Agriculture District in accordance with Sections 205, 318, and 510 of the Pennington County Zoning Ordinance.

All, Rubesite Lode MS 1987, Section 22, T1N, R6E, BHM, Pennington County, South Dakota.

To approve of the extension of Conditional Use Permit / CU 16-01 with the following seven (7) conditions:

1. **That an approved 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;**
2. **That the address be continually and clearly posted on the new residence and at the end of the driveway, so as to be visible from both directions of travel on Victoria Lake Road, in accordance with Pennington County's Ordinance #20;**
3. **That upon completion of the new single-family residence, the range is removed from the cabin, so as to remove the living quarters and convert the cabin into storage only, or remove the cabin completely from the property;**
4. **That the applicant notify the Planning Department when the new single-family residence is complete and allow staff to verify that the living quarters have been removed from the cabin;**
5. **That the comments provided by the U.S. Forest Service continue to be adhered to at all times;**

6. That the minimum setback requirements of a General Agriculture District be continually maintained on the property; and,
7. That this Conditional Use Permit be reviewed in two (2) years, on a complaint basis, or as directed by the Pennington County Board of Commissioners or the Pennington County Planning Commission to verify that all Conditions of Approval are being met.

Vote: unanimous 7 to 0.

6. **CONDITIONAL USE PERMIT / CU 17-04:** Zane Volmer. To allow for a single-wide mobile to be used as a single-family residence on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

B39-B48 All; B57-B66 All, Block 39, Dakota City Subdivision, Section 2, T1S, R13E, BHM, Pennington County, South Dakota.

To approve of Conditional Use Permit / CU 17-04 with the following nine (9) conditions:

1. That a Building Permit be obtained for the proposed single-wide mobile home prior to any work being done;
2. That an On-Site Wastewater Construction Permit be submitted prior to installation of an On-Site Wastewater Treatment System and prior to the installation of the proposed single-wide mobile home;
3. That the minimum setback requirements of a General Agriculture District be continually maintained on the property;
4. That the subject property remains free of debris and junk vehicles;
5. That the single-wide mobile home installed on the property have a peaked, non-reflective type roof and wood or simulated wood-type siding that is continually maintained;
6. That an approved 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 address is clearly posted on the residence and so that it is visible from both directions of Baseline Road in accordance with Pennington County's Ordinance #20;

8. That the applicant signs the Statement of Understanding at the Planning Office within ten (10) business days of approval of Conditional Use Permit / CU 17-04; and,
9. 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.

Vote: unanimous 7 to 0.

7. **CONDITIONAL USE PERMIT / CU 17-05:** Delmar and Melissa Nelson. To allow a Vacation Home Rental on the subject property in a General Agriculture District in accordance with Sections 205, 319, and 510 of the Pennington County Zoning Ordinance.

Lot C of Lot 7 of Lot G of Lot 2, Reno Placer MS 823, Section 2, T2S, R4E, BHM, Pennington County, South Dakota.

To approve of Conditional Use Permit / CU 17-05 with the following sixteen (16) conditions:

1. That the maximum overnight occupancy, based on SD DENR approval, be limited to four (4) people and the maximum daytime occupancy be limited to eight (8) people, per Pennington County Zoning Ordinance Section 319-F-13;
2. That the Vacation Home Rental (VHR) operate only during the months of May through October of each year, unless a Local Contact that resides within 50 miles of the VHR year round is designated;
3. That if an addition is constructed and/or the on-site wastewater treatment system is upgraded in the future, this Conditional Use Permit be reviewed so that the maximum occupancy may be adjusted accordingly, which will require approval from SD DENR;
4. That all necessary permits are obtained prior to any additions to the structure or upgrades/alterations to the on-site wastewater treatment system;
5. That the applicants maintain 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, prior to operation of the Vacation Home Rental;
6. That the applicants maintain an Evacuation (Emergency) Plan and provide copies to all overnight guests in case there is a need to evacuate guests from the property in the event of an emergency and that a copy of said plan be kept on file at the Planning Department;

7. That a minimum of two (2) off-street parking spaces be provided on-site, per Pennington County Zoning Ordinance Section 310-A-9-gg, with each measuring a minimum of 9-feet by 18-feet and surfaced with gravel, concrete, or asphalt and maintained in a dust-free manner;
8. That an interior informational sign be posted in accordance with the requirements of Pennington County Zoning Ordinance Section 319-G, with 9-1-1 and (605) 394-4139 listed as contacts for Fire Department and Sheriff's Department, during operation of the Vacation Home Rental;
9. That the lot address (12265 Reno Gulch Road) be posted on the residence at all times and at the driveway so that it is clearly visible from both directions of travel on Reno Gulch Road, in accordance with Pennington County's Ordinance #20;
10. That the applicants ensure the Vacation Home Rental is operated in accordance with the requirements of Pennington County Zoning Ordinance Section 319-F (Performance Standards) at all times;
11. That if the person designated as the Local Contact is ever changed from Delmar Nelson, the interior informational sign be updated and the applicant re-notify the Planning Department and surrounding landowners within 500 feet via notices sent by Certified Mail;
12. That all applicable Federal, State, and local regulations be adhered to at all times, including South Dakota Administrative Rule 44:02:08, which regulates Vacation Home Rentals;
13. That an approved Sign Permit be obtained prior to the placement of any sign(s), per Pennington County Zoning Ordinance Section 312;
14. That an approved 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;
15. That the applicant signs the Statement of Understanding within ten (10) business days of approval of Conditional Use Permit / CU 17-05, which is available at the Planning Office; and,
16. 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 Board of Commissioners to verify that all Conditions of Approval are being met.

Vote: unanimous 7 to 0.

8. **CONDITIONAL USE PERMIT / CU 17-06:** CLSD, LLC; Rosenbaum's Signs - Agent. To allow for two additional internally, illuminated signs, located on existing sign structures, 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 17, The Forks at Remington Ranch Subdivision, Section 22, T1S, R5E, BHM, Pennington County, South Dakota.

To approve of Conditional Use Permit / CU 17-06 with the following eight (8) conditions:

1. **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;**
2. **That the applicant obtain a separate Sign Permit for both signs prior to any work being done, which requires a site plan to be reviewed and approved by the Planning Director;**
3. **That both signs conform to all regulations in Section 312 of the Pennington County Zoning Ordinance;**
4. **That both signs must continually meet a minimum of a five (5) foot setback from the front property lines and maintain proper setbacks from all side and rear property lines;**
5. **That the sign be maintained so as to have an aesthetically pleasing appearance at all times and not appear dilapidated;**
6. **That the installation of any other sign(s) on the property may require a separate Sign Permit and a separate Conditional Use Permit;**
7. **That the applicant signs the Statement of Understanding within ten (10) business days of approval of Conditional Use Permit / CU 17-06, which is available at the Planning Office; and,**
8. **That this Conditional Use Permit be reviewed in one (1) year, on a complaint basis, or as deemed necessary by the Pennington County Planning Commission or County Board of Commissions to verify that all Conditionals of Approval are being met.**

Vote: unanimous 7 to 0.

- 10. CONSTRUCTION PERMIT / CP 17-05:** Anthony and Michele Griffith. To bring in fill to an area to level, gravel and allow for reclamation of the remaining area.

Balance of Lot 1 of NE1/4SW1/4; Lot 1 of SE1/4SW1/4; E1/2 of Lot A of SE1/4SW1/4; E1/2 of Lot A of NE1/4SW1/4 Adjacent to Lot 1, Section 29, T1N, R8E, BHM, Pennington County, South Dakota.

To approve of Construction Permit / CP 17-05 with the following ten (10) conditions:

- 1. The applicant must provide a Drainage Plan from a Registered Professional Engineer prior to commencement of work at this site and follow all requirements of the Drainage Plan the duration of construction activity;**
- 2. That the conditions of approval of the South Dakota Department of Environment and Natural Resources General Permit for Storm Water Discharges Associated with Industrial Activities be continually met;**
- 3. That the applicant continually maintains and adheres to the Storm Water Pollution Prevention Plan during the period of construction;**
- 4. That erosion control measures, such as seeding and mulching the disturbed area, shall be implemented immediately after the work is completed in the area, but in no case later than 14 days after the Construction Activity has stopped. All erosion control methods (mulch and seed) need to be certified noxious weed-free;**
- 5. That the requirements, guidelines, and criteria for storm water and erosion control in the Pennington County Storm Water Manual, or equivalent, shall be followed during construction;**
- 6. That the disturbed areas be re-vegetated as required in Section 507-A(5)(c);**
- 7. That a Rapid City Air Quality Construction Permit and a Rapid City Air Quality Unpaved Parking/Storage Permit be obtained prior to construction activity;**
- 8. That the conditions of approval of the Rapid City Air Quality Construction Permit and Rapid City Air Quality Unpaved Parking/Storage Permit be continually met;**
- 9. That the applicant sign a Statement of Understanding within ten (10) days of Permit approval; and,**
- 10. That this Construction Permit be reviewed in thirty (30) days to ensure that all required permits have been obtained.**

Vote: unanimous 7 to 0.

11. **CONSTRUCTION PERMIT / CP 16-13:** Talley Construction, Inc. / John Talley. To remove material from an existing pond.

Lot 11R, Wheel Inn #3, Section 2, T1S, R5E, BHM, Pennington County, South Dakota

(Continued from the February 13, 2017, Planning Commission meeting.)

To approve of Construction Permit / CP 16-13 with the following six (6) conditions:

1. **That erosion control measures, such as seeding and mulching the disturbed area, shall be implemented immediately after the work is completed in the area, but in no case later than 14 days after the Construction Activity has stopped. All erosion control methods (mulch and seed) need to be certified noxious weed-free;**
2. **That an approved Floodplain Development Permit be obtained for work done within the designed Special Flood Hazard Area prior to commencement of any disturbance;**
3. **That the requirements, guidelines, and criteria for storm water and erosion control in the Pennington County Storm Water Manual, or equivalent, shall be followed during construction;**
4. **That the disturbed areas be re-vegetated as required in Section 507-A(5)(c);**
5. **That the applicant sign a Statement of Understanding within ten (10) business days of Permit approval; and,**
6. **That this Construction Permit expires one (1) year from approval date, and may be reviewed 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 7 to 0.

12. **ORDINANCE AMENDMENT / OA 16-03:** Pennington County. To amend Section 103 “Definitions”; Section 204-C “General District Provisions”, Section 205-B and C “General Agriculture District”; Section 206-B “Limited Agriculture District”; Section 207-B “Low Density Residential District”; Section 208-B “Suburban Residential District”; Section 209-B “General Commercial District”; Section 210-B “Highway Service District”; Section 211-B “Light Industrial District”; Section 212-B “Heavy Industrial District”; Section 213-D “Planned Unit Development District”; Section 312 “Signs, Billboards and Other Advertising Structures”; Section 314-C “Temporary

Campgrounds and Assemblies of People”; Section 316-H-3 “Telecommunications Facility”; Section 508-B-4 “Zoning or Rezoning”; Section 509-D-3 “Variance”; Section 510-A-3 “Conditional Use Permits”; and Section 511-B “Fees” and Section 511-W-2 “Fees” of the Pennington County Zoning Ordinance.

(Continued from the February 27, 2017, Planning Commission meeting.)

To recommend to continue Ordinance Amendment / OA 16-03 to the April 10, 2017, Planning Commission meeting.

Vote: unanimous 7 to 0.

END OF CONSENT CALENDAR

9. CONSTRUCTION PERMIT / CP 17-04: City of Rapid City. To do site work for the east Rapid City water system expansion for the Morris Lane PRV Facility.

Lot B of Lot 1 Less Lot B-1, Lot B-2, Lot B-3 and ROW; GL 2 Less ROW, Section 19, T1N, R9E, BHM, Pennington County, South Dakota.

Staff asked to have this Item removed from the Consent Calendar to discuss removing Condition #4 of the Conditions of Approval. Staff had originally recommended approval with nine (9) conditions, and now are recommending approval with eight (8) conditions, removing Condition #4, as there is no floodplain on the subject property.

Staff recommended approval of Construction Permit / CP 17-04 with the following nine (9) conditions:

1. That a South Dakota Department of Environment and Natural Resources General Permits for Storm Water Discharges Associated with Construction Activities be obtained and the Conditions of the Approval of the South Dakota Department of Environment and Natural Resources General Permits for Storm Water Discharges Associated with Construction Activities be continually met;
2. That the applicant continually maintains and adheres to the Storm Water Pollution Prevention Plan during the period of construction;
3. That erosion control measures, such as seeding and mulching the disturbed area, shall be implemented immediately after the work is completed in the area, but in no case later than 14 days after the Construction Activity has stopped. All erosion control methods (mulch and seed) need to be certified noxious weed-free;

4. That an approved Floodplain Development Permit be obtained for work done within the designed Special Flood Hazard Area prior to commencement of any disturbance;
5. That the requirements, guidelines, and criteria for storm water and erosion control in the Pennington County Storm Water Manual, or equivalent, shall be followed during construction;
6. That the disturbed areas be re-vegetated as required in Section 507-A(5)(c);
7. That a Building Permit is submitted for the PRV facility prior to construction of the building;
8. That the applicant sign a Statement of Understanding within ten (10) business days of Permit approval; and,
9. That this Construction Permit expires one (1) year from approval date, and may be reviewed 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.

Discussion followed.

Moved by Landers and seconded by Lasseter to approve of Construction Permit / CP 17-04 with the following eight (8) conditions:

- 1. That a South Dakota Department of Environment and Natural Resources General Permits for Storm Water Discharges Associated with Construction Activities be obtained and the Conditions of the Approval of the South Dakota Department of Environment and Natural Resources General Permits for Storm Water Discharges Associated with Construction Activities be continually met;**
- 2. That the applicant continually maintains and adheres to the Storm Water Pollution Prevention Plan during the period of construction;**
- 3. That erosion control measures, such as seeding and mulching the disturbed area, shall be implemented immediately after the work is completed in the area, but in no case later than 14 days after the Construction Activity has stopped. All erosion control methods (mulch and seed) need to be certified noxious weed-free;**
- 4. That the requirements, guidelines, and criteria for storm water and erosion control in the Pennington County Storm Water Manual, or equivalent, shall be followed during construction;**
- 5. That the disturbed areas be re-vegetated as required in Section 507-A(5)(c);**

6. That a Building Permit is submitted for the PRV facility prior to construction of the building;
7. That the applicant sign a Statement of Understanding within ten (10) business days of Permit approval; and,
8. That this Construction Permit expires one (1) year from approval date, and may be reviewed 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.

All voting, the Motion carried 6 to 0. Commissioner Zvejnieks abstained from voting.

13. REZONE / RZ 17-03 AND COMPREHENSIVE PLAN AMENDMENT / CA 17-03: Tyler Schad; Renner & Associates – Agent. To rezone 40.00 acres from General Agriculture District to Heavy Industrial District and to amend the Comprehensive Plan to change the Future Land Use from Low Density Residential District to Heavy Industrial District in accordance with Sections 205, 207, 212, and 508 of the Pennington County Zoning Ordinance.

To rezone 29.485 acres from General Agriculture District to Limited Agriculture District and to amend the Comprehensive Plan to change the Future Land Use from Low Density Residential District to Limited Agriculture District in accordance with Sections 205, 206, 207, and 508 of the Pennington County Zoning Ordinance

Commencing at the section 1/4 corner common to Sections 20 and 21, T2N, R8E, BHM., thence S 89°57'28" W, a distance of 33.06 feet, to a point on the westerly edge of section line right-of-way common to said Sections 20 and 21 and the point of beginning; Thence, first course: S 89°52'30" W, along the section 1/4 line, a distance of 2087.11 feet; Thence, second course: N 00°07'30" W, a distance of 834.38 feet; Thence, third course: N 89°52'15" E, a distance of 2089.04 feet, to a point on the said westerly edge of section line right-of-way common to Sections 20 and 21; Thence, fourth course: S 00°00'26" W, along the said westerly edge of section line right-of-way, a distance of 834.53 feet, to the said point of beginning. Said Parcel contains 40.000 acres more or less.

Commencing at the northwesterly corner of Lot 1 of Blue Marlin Estates, Section 20, T2N, R8E, BHM., Pennington County, South Dakota, common to a point on the section 1/16th line, and the point of beginning; Thence, first course: S 00°00'26" W, along the westerly boundary of said Lot 1, a distance of 416.00 feet, to the south westerly corner of said Lot 1; Thence, second course: N 89°52'15" E, along the southerly boundary of said Lot 1, a distance of 1047.10 feet, to the southeasterly corner of said Lot 1; Thence, third course: N 89°52'15" E, a distance of 17.00 feet, to a point on the westerly edge of section line right-of-way common to Sections 20 and 21, T2N, R8E, BHM.; Thence, fourth course: S 00°00'26" W, along the said westerly edge of section line right-of-way, a distance of 75.00 feet; Thence, fifth course: S 89°52'15" W, a distance of 2089.04 feet;

Thence, sixth course: S 00°07'30" E, a distance of 834.38 feet, to a point on the section 1/4 line; Thence, seventh course: S 89°52'30" W, along the said section 1/4 line, a distance of 530.15 feet, to the center 1/4 corner of Section 20, T2N, R8E, BHM; Thence, eighth course: N 00°01'41" W, along the section 1/4 line, a distance of 1325.16 feet, to the section 1/16th line; Thence, ninth course: N 89°51'47" E, along the said section 1/16th line, a distance of 1325.52 feet, to the section 1/16th corner; Thence, tenth course: N 89°52'15" E, along the said section 1/16th line, a distance of 228.46 feet, to the said point of beginning. Said Parcel contains 29.485 acres more or less.

(Continued from the February 27, 2017, Planning Commission meeting.)

Molitor reviewed the Staff Report indicating this item was continued from the February 27, 2017, Planning Commission meeting in order for the applicant to resubmit a new proposal showing the acreage being amended to rezone 40.00 acres from General Agriculture District to Heavy Industrial District and to amend the Comprehensive Plan to change the Future Land Use from Low Density Residential District to Heavy Industrial District; and also to rezone 29.485 acres from General Agriculture District to Limited Agriculture District and to amend the Comprehensive Plan to change the Future Land Use from Low Density Residential District to Limited Agriculture District.

Staff is seeking guidance from the Planning Commission on how to move forward with Rezone / RZ 17-03 and Comprehensive Plan Amendment / CA 17-03.

Discussion followed.

Moved by Landers and seconded by Litzen to deny Rezone / RZ 17-03 and Comprehensive Plan Amendment / CA 17-03.

Substitute Motion: Moved by Litzen and seconded by DiSanto that the property be rezoned Light Industrial District and the applicant apply for a Conditional Use Permit to allow asphalt batch plant.

Discussion followed.

Substitute Motion withdrawn by Litzen and DiSanto.

Moved by Landers and seconded by DiSanto to deny Rezone / RZ 17-03 and Comprehensive Plan Amendment / CA 17-03.

Roll Call Vote on Motion to deny: Commissioners Zvejnieks, McCollam, Landers, and DiSanto voted yes. Commissioners Marsh, Litzen, and Lasseter voted no. Motion to deny carried 4 to 3.

Planning Commission recessed at 10:45 a.m.

Planning Commission reconvened at 10:53 a.m.

14. ORDINANCE AMENDMENT / OA 16-04: Ernest Getty; Tina Mulally – Agent. To amend Section 204-J-2 “Operating Permit”; Section 204-J-3-P “Service Providers/Liquid Waste Pumpers/Requirements”; Section 204-J-3-Q-v “Following the completion of the final evaluation by Pennington County, the system will then be registered with the County and an Operating Permit issued”; and Section 204-J-4 “Exemption for Operating Permit” of the Pennington County Zoning Ordinance.

(Continued from the February 13, 2017, Planning Commission meeting.)

Conover reviewed the Staff Report indicating this Item was continued from the February 13, 2017, Planning Commission, per the Agent’s request.

Staff recommended denial of Ordinance Amendment / OA 16-04.

Ms. Tina Mulally, Agent, appeared and stated there will be a study done by students from the Schools of Mines, relative to the Hawthorne Ditch area, and further asked that this item be continued until after the first of May, when the study results will be available.

Moved by Landers and seconded by DiSanto to continue Ordinance Amendment / OA 16-04 to the May 22, 2017, Planning Commission meeting.

Discussion followed.

Substitute Motion on Ordinance Amendment / OA 16-04: Moved by Landers and seconded by DiSanto to deny without prejudice Ordinance Amendment / OA 16-04.

All voting aye, the Motion carried 7 to 0.

Moved by Lasseter to recommend the Board of Commissioners initiate a moratorium on all individual on-site wastewater treatment systems and to have the Board of Commissioners form a committee to review Section 204-J.

Discussion further followed.

Substitute Motion to Form a Committee: Moved by Landers and seconded by DiSanto to recommend the Board of Commissioners move to form a committee to address the issues associated with storm water runoff to those properties in the Hawthorn Ditch area of Rapid Valley and their septic systems.

All voting aye, the Motion carried 7 to 0.

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

15. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the February 27, 2017, Planning Commission meeting, with the exception of:

- A. VACATION OF EASEMENT / VE 17-01: William Grigg / Jennifer Kozel. To vacate 50 feet of an existing No Access Easement located along the interior of Lot 2 of Kozel Subdivision.

The Board of Commissioners denied the request.

- B. REZONE / RZ 17-01 AND COMPREHENSIVE PLAN AMENDMENT / CA 17-01: Jimmy and Alice Dehaai. To rezone 3.49 acres from Suburban Residential District to Highway Service District and to amend the Comprehensive Plan to change the Future Land Use from Suburban Residential District to Highway Service District.

The Board of Commissioners approved the First Reading of this Rezone request.

Commissioner Marsh returned to the meeting at 12:03 p.m.

16. ITEMS FROM THE PUBLIC

No motions or actions were taken at this time.

17. ITEMS FROM THE STAFF

- A. Building Permit Report. Conover reviewed the Building Permit Report for February 2017.
- B. Floodplain Training / Certification. Conover reminded the Planning Commission of the FEMA Training scheduled for Monday, March 20th through March 24th.
- C. Comprehensive Plan. Conover stated that Matrix will be here from April 17th through April 21st; and, further noted that meetings will be scheduled and he will keep everyone informed of the dates and times.

18. ITEMS FROM THE MEMBERSHIP

There were no items from the membership.

19. ADJOURNMENT

Moved by Marsh and seconded by Litzen to adjourn.

All voting aye, the Motion carried 7 to 0.

The meeting adjourned at 12:07 p.m.

Sig Zvejnieks, Chairperson