

**MINUTES**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**November 13, 2018 @ 9:00 a.m.**

County Commissioners' Meeting Room - Pennington County Administration Building

MEMBERS PRESENT: Travis Lasseter, Kathryn Johnson, Jim Coleman, Rich Marsh, Sonny Rivers, Sandra Runde, and Mark DiSanto.

STAFF PRESENT: PJ Conover, Cassie Bolstad, Brittney Molitor, Michael Hoffmann (SAO) and Jeri Ervin.

ROLL CALL

1. APPROVAL OF THE OCTOBER 22, 2018, MINUTES  
**Moved by Coleman and seconded by Runde to approve the Minutes of the October 22, 2018, Planning Commission meeting. Vote: unanimous 7 to 0.**

2. APPROVAL OF THE AGENDA  
**Moved by Runde and seconded by Marsh to approve the Agenda of the November 13, 2018, Planning Commission meeting. Vote: unanimous 7 to 0.**

**Moved by Coleman and seconded by Rivers to approve the Consent Calendar of the November 13, 2018, Planning Commission meeting, with the removal of Items #5 and #22. Vote: unanimous 7 to 0.**

**CONSENT AGENDA**

The following items have been placed on the Consent Agenda 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 Agenda, 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 91-38: Harmony Baptist Church. To review a church in a Suburban Residential District in accordance with Section 206 and 509 of the Pennington County Zoning Ordinance.

Lot A of Lots 1 and 2 of Block 1 of Eastern Acres Subdivision, located in the SW1/4SW1/4, Section 11, T2N, R8E, BHM, Pennington County, South Dakota.

**To approve of the extension of Conditional Use Permit / CU 91-38 with the following five (5) conditions:**

1. That the number of additional parking spaces required for the educational building will be determined by the size of the building and parking regulations that are in effect at the time of construction;
2. 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;
3. That dust control measures be constantly maintained on the parking lot as required by the Zoning Ordinance;
4. 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; and,
5. That this Conditional Use Permit be reviewed in eight (8) years, on a complaint basis, or as deemed necessary by the Pennington County Planning Commission or Board of Commission to verify that all conditions are being met.

**Vote: unanimous 7 to 0.**

4. **CONDITIONAL USE PERMIT REVIEW / CU 98-41:** Prairie Acres, LLC. To review a mobile home park in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

W1/2E1/2SE1/4SW1/4 Less Tract 1 of Vetsch Subdivision Less Lot H1 and Less Seger Drive; E1/2W1/2SE1/4SW1/4 Less Lot H1 and Less Seger Drive, Section 20, T2N, R8E, BHM, Pennington County, South Dakota.

**To end Conditional Use Permit / CU 98-41, as the property has been annexed into the City of Rapid City.**

**Vote: unanimous 7 to 0.**

6. **CONDITIONAL USE PERMIT REVIEW / CU 08-47:** Roger Stockstad. To review a single-wide manufactured home as a permanent residence in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 11AR, Block 7, Eastern Acres Subdivision, Section 11, T1N, R8E, BHM, Pennington County, South Dakota.

**To approve of the extension of Conditional Use Permit / CU 08-47 with the following six (6) conditions:**

1. That the address continue to be properly posted in accordance with Pennington County's Ordinance #20;
2. That any use of the property be designed so as to not interfere with Corbin Drive;
3. That all structures maintain the proper setbacks from all lot lines and be located outside of the dedicated 20 foot irrigation easement;
4. That the property remains free of debris and junk vehicles;
5. That the mobile home has a peaked non-reflective type roof and wood or simulated wood-type siding that is continually maintained and be provided with skirting from the bottom of the walls to the ground; and,
6. That this Conditional Use Permit be reviewed in five (5) years, as deemed necessary by either the Board of Commissioners and/or Planning Commission and/or on a complaint basis to ensure that all conditions of approval are being met.

**Vote: unanimous 7 to 0.**

7. **CONDITIONAL USE PERMIT REVIEW / CU 13-07:** Jack Bradt. To review the operation of a dude ranch to include lodging and horse trail rides in a General Agriculture District in accordance with Sections 205-C and 510 of the Pennington County Zoning Ordinance.

The W1/2 of the NW1/4, Section 21, T2S, R6E, BHM, Pennington County, South Dakota.

**To approve of the extension of Conditional Use Permit / CU 13-07 with the following twelve (12) conditions:**

1. That the permitted uses continue to be a dude ranch (recreational resort) which is to include; duplex, ranch hand residence, two bedroom guest quarters, single-family residence and trail riding;
2. That Building Permits 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;
3. That a guest list be continually maintained;
4. That each sleeping room continues to have smoke detectors and each smoke detector be tested semi-annually for proper function. The smoke detectors

must be Underwriters Laboratory (UL) listed and be either AC or battery operated and replaced in compliance with manufacturers' specifications;

5. That the applicant continue to have at least one 2ABC dry chemical fire extinguisher accessible to all guests at all times on each floor or structure and that they be serviced each year;
6. That one (1) wall sign and one (1) free-standing sign be allowed not to exceed twenty-four (24) square feet in area and that the free-standing sign shall not be located closer than seventeen (17) feet to the nearest street right-of-way line;
7. That the applicant continue to maintain a Sales Tax License and a Bed and Breakfast License from the State of South Dakota;
8. That the Section Line Road be maintained to a minimum of a 12-foot-wide driving surface from May 15th to November 15th;
9. That the address continue to be clearly posted on the property, at all access points, and for emergency purposes, the address be posted in each guest room;
10. That the landowner be made aware that CU 13-07 is subject to Section 510-(E) of the Pennington County Zoning Ordinance,
11. That the applicant signs the Statement of Understanding (SOU) for CU 13-07, within ten (10) business days of approval. The SOU is available at the Planning Department; and
12. That this Conditional Use Permit be reviewed in seven (7) 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.

**Vote: unanimous 7 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 approve of the extension of Conditional Use Permit / CU 14-30 with the following five (5) conditions:**

1. That the addresses for both the single-family residence and the caretaker's residence continue to be posted on each residence in accordance with Ordinance #20 and so that they are visible from Hidden Springs Road;
2. That the caretaker's residence be removed from the property once care is no longer needed for Roderick Hall;
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 property continue to be kept free of junk and debris; and,
5. That this Conditional Use Permit be reviewed in five (5) 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 7 to 0.**

9. **CONDITIONAL USE PERMIT REVIEW / CU 17-13:** Diana Bryant. To review living in an existing single-wide mobile home, while building a single-family residence on the subject property, in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lots 5 and 6 of Lot L of E1/2SE1/4, Section 9, T1N, R8E, BHM, Pennington County, South Dakota.

(Continued from the October 8, 2018, Planning Commission meeting.)

**To end Conditional Use Permit / CU 17-13, as it is no longer needed.**

**Vote: unanimous 7 to 0.**

10. **CONDITIONAL USE PERMIT REVIEW / CU 17-33:** Bituminous Paving/Terry Sewell. To allow a temporary hot mix asphalt batch plant / stockpile site and contractor's storage area for contract work in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

That PT of W1/2SE1/4 and that PT of SE1/4SE1/4 located E of Highway 385 less Forest View Subdivision less Lot H1, Section 28, T2N, R5E, BHM, Pennington County, South Dakota.

(Continued from the September 10, 2018, Planning Commission meeting.)

To continue the review of Conditional Use Permit / CU 17-33 to the November 26, 2018, Planning Commission meeting with the following two (2) conditions:

1. That if all previous Conditions of Approval are not met and CU 17-33 is continued past the November 26, 2018, the Applicant will be required to pay a continuation fee in accordance with Pennington County Zoning Ordinance Section 511(X); and,
2. That the Applicant and Landowner sign a Statement of Understanding at the Planning Office within ten (10) business days of this continuation.

**Vote: unanimous 7 to 0.**

11. **CONDITIONAL USE PERMIT REVIEW / CU 17-36:** Garrett and Katelyn Shields (Hinterwood, LLC). To review a Recreational Resort to include the use of the existing Bed and Breakfast and to rent the lower portion of it and the addition of a maximum of 8 seasonal guest cabins on the subject property in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot B of Government Lot 2 NW1/4NE1/4, Feldman Subdivision, Section 2, T2S, R5E, BHM, Pennington County, South Dakota.

To approve of the extension of Conditional Use Permit / CU 17-36 with the following twenty-three (23) conditions:

1. That the uses of the Conditional Use Permit be limited to four (4) rental cabins, and the existing single-family residence to be used partially as the property owners' residence (2-bedroom unit) and partially as a rental unit (4-bedroom unit);
2. That an approved Building Permit be obtained for each cabin prior to construction and 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 single-wide mobile home currently located on the property is allowed; however, once removed, no other mobile home will be allowed on the property, and that a Removal Permit be obtained prior to removing the single-wide mobile home from the subject property;
4. That the OSWTS (on-site wastewater treatment system) inspector come assess the septic drainfields prior to any cabin usage.
5. That the minimum required setbacks of a Limited Agriculture District and the minimum required setback of fifty-eight (58) feet to the Section Line on

**the northern border of the subject property be continually maintained on the subject property, or approved Setback Variance(s) be obtained;**

- 6. That an address be assigned to each individual cabin upon submittal of a Building Permit and that each address be posted on the cabin, inside the cabin, and so they are visible from the interior road way and Leaky Valley Road, in accordance with Pennington County's Ordinance #20;**
- 7. That the address for the main house (24110 Leaky Valley Road) continue to be posted on the residence and so that it is visible from Leaky Valley Road, in accordance to Pennington County's Ordinance #20;**
- 8. That an approved On-Site Wastewater Construction Permit be obtained prior to any on-site wastewater treatment system being installed on the subject property, which will also require review and approval by the South Dakota Department of Environmental and Natural Resources;**
- 9. That the minimum number of required parking spaces be provided in accordance with Pennington County Zoning Ordinance Section 310, which requires one (1) parking space per guest bedroom for each cabin;**
- 10. That a Sign Permit be obtained prior to the installation of any signs on the subject property. All signs must meet the requirements of Section 312 of the Pennington County Zoning Ordinance;**
- 11. That prior to renting any portion of the existing structures, the applicant obtains all necessary permits from other governing bodies for the operation of the Recreation Resort, including, but not limited to, approval from the South Dakota Department of Health and a Sales Tax License from the South Dakota Department of Revenue;**
- 12. That the applicant maintains 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;**
- 13. That the property remains free of debris and junk vehicles and all structures be well-maintained;**
- 14. That all existing drainage ways be maintained and that erosion control measures be implemented on all disturbed areas so as not to allow any sedimentation of existing drainage ways or bodies of water per Pennington County Zoning Ordinance Section 507-A. This includes any requirements set forth in the Pennington County Stormwater Quality Manual for erosion and sediment measures;**

15. That all exterior lighting must be of low level intensity, which does not result in excessive glare upon surrounding neighbors;
16. That a hard-wired smoke detector be placed in each sleeping room, with a minimum of at least one (1) hard-wired smoke detector per floor;
17. That portable fire extinguishers be placed on each floor level of each cabin and on each floor of the Bed and Breakfast so they are accessible to all guests at all times and the fire extinguishers shall be inspected and tagged annually;
18. That quiet hours for the Recreational Resort be between 10 p.m. and 8 a.m.;
19. That the applicant works with the South Dakota Division of Wildland Fire Suppression-Urban Interface Technician on any required fire mitigation plans;
20. That the applicant is aware of and adheres to all Forest Service requirements;
21. That the applicant comply with SDCL 34-18-9.4, which regulates Bed and Breakfast establishments and requires a guest list to be maintained;
22. That the applicant signs the Statement of Understanding within ten (10) business days of approval of Conditional Use Permit / CU 17-36, which is available at the Planning Office; and,
23. 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 or Board of Commissioners to verify that all Conditions of Approval are being met.

**Vote: unanimous 7 to 0.**

12. **CONSTRUCTION PERMIT REVIEW / CP 17-03:** Mitch Morris. To review the grading of the site and use as a storage area to stockpile soil and concrete debris.

Lot 1 of SW1/4NE1/4, Section 32, T1N, R8E, BHM, Pennington County, South Dakota.

(Continued from the October 8, 2018, Planning Commission meeting.)

**To approve of the extension of Construction Permit / CP 17-03 with the following seven (7) conditions:**

1. That if the construction site exceeds one (1) acre, 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 the applicant pay a \$100.00 continuation fee as required in Section 511(X); and,**
- 7. That this Construction Permit expires six (6) months 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.**

- 13. CONSTRUCTION PERMIT REVIEW / CP 17-13: Western Construction, Inc. To review a portable asphalt batch plant on the subject property, and to level and grade approximately 26 acres with berms and dust control ponds implemented on site.**

S1/2NE1/4 Less Lot 1 of Blue Marlin Estates and Less Dedicated Row, Section 20, T2N, R8E, BHM, Pennington County, South Dakota.

(Continued from the October 22, 2018, Planning Commission meeting.)

**To approve of the extension of Construction Permit / CP 17-13 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) of the Pennington County Zoning Ordinance;
7. That all new development or redevelopment, which causes an increase in impervious area greater than 15%, shall be required to provide storm water treatment of the runoff generated by the first 0.5" of rainfall;
8. That all load restrictions along Pennington County roads are adhered to at all times; 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.

**Vote: unanimous 7 to 0.**

14. **CONSTRUCTION PERMIT REVIEW / CP 17-14:** Cody Schad. To review the construction of a road constructed outside of the Section Line Right-of-Way and to satisfy a Condition of Approval for CS16-02.

E1/2SW1/4NW1/4 LESS ROW; W1/2SW1/4 NW1/4 and Lot 28, Copper Oaks #1, all located in Section 8, T1S, R7E, BHM, Pennington County, South Dakota.

(Continued from the October 22, 2018, Planning Commission meeting.)

**To continue the review of Construction Permit / CP 17-14 to the December 3, 2018, Planning Commission meeting to allow the applicant time to finish grading and restoring the site with the following one (1) condition:**

- 1. That the applicant pay a \$100.00 continuation fee as required in Section 511(X).**

**Vote: unanimous 7 to 0.**

- 15. CONSTRUCTION PERMIT REVIEW / CP 17-15: City of Rapid City; Banner Associates – Agent. To review the installation of 6-inch, 8-inch, and 12-inch water main to provide Rapid City potable water to the Mesa View Subdivision and Morris Lane.**

Section 12, T1N, R8E, and Sections 18 and 19, T1N, R9E, BHM, Pennington County, South Dakota.

**To end Construction Permit / CP 17-15 with the applicant’s concurrence.**

**Vote: unanimous 7 to 0.**

- 16. PLANNED UNIT DEVELOPMENT REVIEW / PU 93-01: George Bieber. To review a Recreational Resort in a Planned Unit Development in accordance with Sections 213 of the Pennington County Zoning Ordinance**

NE1/4NE1/4, Section 11, T1N, R5E, BHM, Pennington County, South Dakota.

**To recommend approval of the extension of Planned Unit Development / PU 93-01 with the following five (5) conditions:**

- 1. That the use as described in the application be limited to a) recreational resort area including tent and RV camping four spaces, two trailers for overnight rentals, restrooms, concession sales of small refreshment items and accessory structures; b) primary residence mobile home; c) a mobile home for employee housing; d) forestry and tree harvesting; and e) hiking trails;**
- 2. The resort use shall continue to meet the requirements of DENR for all water and sewer facilities;**
- 3. No access of motorized vehicles shall be permitted from the property except on roads or trails designated by the Forest Service;**
- 4. The minimum setbacks for the Planned Unit Development shall be twenty-five (25) feet from all exterior property lines, fifty-eight (58) feet from all Section Lines, and ten (10) feet from any interior lot lines; and,**

5. That this Planned Unit Development be reviewed in three (3) years, on a complaint basis, or as directed by the Planning Commission or Board of Commissioners to determine that all conditions of approval are being met.

**Vote: unanimous 7 to 0.**

17. **PLANNED UNIT DEVELOPMENT REVIEW / PU 05-09:** Richard Sterkel. To review an existing Planned Unit Development in accordance with Sections 213 and 508 of the Pennington County Zoning Ordinance.

Lots 1, 2, and 3 of Morrison Subdivision, Section 14, T1N, R8E, BHM, Pennington County, South Dakota.

**To recommend approval of the extension of Planned Unit Development / PU 05-09 with the following fourteen (14) conditions:**

1. That the Planned Unit Development consists of three (3) residential lots;
2. That a minimum of two (2) off-street parking spaces be provided for each residential lot. All off-street parking spaces on the site shall measure at least 9 feet by 18 feet, be surfaced with gravel, concrete, or asphalt and maintained in such a manner that no dust will result from continuous use;
3. That no off-premise signs be allowed within the Planned Unit Development;
4. 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;
5. That the required minimum setbacks for all structures be the same as allowed in Section 208 (Suburban Residential District) of the June 06, 2018 version of the Pennington County Zoning Ordinance;
6. That all single-family residences continue to be stick-built and accessory structures continue to complement and are compatible with the single-family residence;
7. That each unit has an individual address that continues to be posted in accordance with Pennington County Ordinance Amendment #20;
8. That approval is obtained through the City of Rapid City for the on-site wastewater system, prior to applying for a Building Permit;
9. That if any of the lots cannot support a conventional septic system, that a unconventional septic system, designed by a professional engineer, will need

to be submitted and approved by the South Dakota Department of Environment and Natural Resources (DENR);

10. That as soon as a public sewer system is within 400 feet of the Planned Unit Development, or any residence within the Planned Unit Development the residences, existing or proposed must connect to the public sewer system;
11. That all natural drainage, irrigation ditches and laterals must be maintained. Any changes must be done by a professional engineer and reviewed and approved by the Pennington County;
12. That any disturbance within the Special Flood Hazard Area (100-Floodplain and/or Floodway) will require, at a minimum, an approved Floodplain Development Permit;
13. That all Landowners sign the Statement of Understanding (SOU) within ten (10) business days of approval of the extension of Planned Unit Development / PU 05-09. The SOU will be available at the Planning Department; and
14. That this Planned Unit Development be reviewed in five (5) 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.

**Vote: unanimous 7 to 0.**

18. **LAYOUT PLAT / PL 17-38:** Dorothy Johnson Estate; Great Western Bank - Personal Representative for Dorothy Johnson Estate. To create Lots A, B, C, and D of Johnson Estates Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Balance of Lot 1 of the NW1/4NW1/4, Section 9, T1N, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots A, B, C, and D of Johnson Estates Subdivision, Section 9, T1N, R6E, BHM, Pennington County, South Dakota.

(Continued from the August 13, 2018, Planning Commission meeting.)

**To recommend to continue Layout Plat / PL 17-38 to the December 3, 2018, Planning Commission meeting.**

**Vote: unanimous 7 to 0.**

19. **REZONE / RZ 17-10 AND COMPREHENSIVE PLAN AMENDMENT / CA 17-09:** Dorothy Johnson Estate; Great Western Bank - Personal Representative for Dorothy Johnson Estate. To rezone 21.39 acres from Limited Agriculture District to Suburban Residential District and to amend the Pennington County Comprehensive Plan to change the Future Land Use from PUD Sensitive to Suburban Residential District in accordance with Sections 206, 208, and 508 of the Pennington County Subdivision Regulations.

Balance of Lot 1 of NW1/4NW1/4, Section 9, T1N, R6E, BHM, Pennington County, South Dakota.

(Continued from the August 13, 2018, Planning Commission meeting.)

**To recommend to continue Rezone / RZ 17-10 and Comprehensive Plan Amendment / CA 17-09 to the December 3, 2018, Planning Commission meeting.**

**Vote: unanimous 7 to 0.**

20. **CONDITIONAL USE PERMIT / CU 18-41:** Andrew Foley. To allow a single-wide mobile home 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.

Tract B, 155<sup>th</sup> Avenue Subdivision, Section 30, T2N, R10E, BHM, Pennington County, South Dakota.

**To continue Conditional Use Permit / CU 18-41 to the November 26, 2018, Planning Commission meeting.**

**Vote: unanimous 7 to 0.**

21. **CONDITIONAL USE PERMIT / CU 18-42:** Keith and Sandra Lockner. To allow for a hair salon to be located within a detached garage on the subject property in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 11, Block 5, Green Valley Estates, Section 23, T1N, R8E, BHM, Pennington County, South Dakota.

**To continue Conditional Use Permit / CU 18-42 to the November 26, 2018, Planning Commission meeting to allow for re-advertisement.**

**Vote: unanimous 7 to 0.**

**END OF CONSENT AGENDA**

5. CONDITIONAL USE PERMIT REVIEW / CU 98-42: Prairie Acres, LLC. To review a mobile home park in a Suburban Residential District in accordance with 208 and 510 of the Pennington County Zoning Ordinance.

The E1/2 W1/2 SE1/4 SW1/4, E1/2 SE1/4 SW1/4, Section 17, T2N, R8E, BHM, Pennington County, South Dakota.

Commissioner Marsh asked to have this Item removed from the Consent Agenda for discussion.

Staff recommended approval of the extension of Conditional Use Permit / CU 98-42 with eighteen (18) conditions.

Discussion followed.

**Moved by Marsh and seconded by DiSanto to approve of the extension of Conditional Use Permit / CU 98-42 with the following eighteen (18) conditions:**

- 1. That the existing carport located on Lot 36 obtain an approved Setback Variance for the encroachment into the required 25-foot front yard setback to Country Road *and* an approved Building Permit, with all applicable fees paid, within ninety (90) days;**
- 2. That the existing carports located on Lots 19, 26 and 45 obtain approved Building Permits, with all applicable fees paid, within ninety (90) days;**
- 3. That the mobile home park continue to have a maximum of 118 mobile home spaces;**
- 4. That each mobile home space be allowed one mobile home, manufactured home or modular home (single-wide or double-wide);**
- 5. That the mobile homes existing at the time of original Conditional Use Permit approval (January 19, 1999) be allowed to remain in their present location and that replacement mobile homes have a minimum 20 foot separation between units and a minimum 25 foot front yard setback from Country Road;**
- 6. That decks and accessory structures be allowed upon the issuance of a Building Permit;**
- 7. That each structure, with the exception of carports, shall have a front yard setback of ten (10) feet from all access roads within the mobile home park;**
- 8. That a carport shall be allowed over each existing parking pad within the mobile home park, with the issuance of a Building Permit. Each carport shall**

not exceed the existing parking pad size and shall not be enclosed on more than two (2) sides;

9. That the mobile home park have a rear yard and a side yard on both sides of the parcel of not less than ten (10) feet;
10. That each mobile home space continue to have a minimum of two (2) off-street parking spaces and that each parking space shall not be less than one hundred sixty two (162) square feet, nor nine (9) feet by eighteen (18) feet, surfaced with gravel, concrete or asphalt and maintained in such a manner that no dust will result from continuous use;
11. That the lot numbers continue to be posted at each entrance road with four (4) inch reflective letters;
12. That a Floodplain Development Permit be obtained prior to the construction or development, including the replacement of existing mobile homes and revisions and/or expansions on the wastewater system, within the area on the property located in a federally designated floodplain;
13. That prior to the start of construction on the revisions and/or expansion of the wastewater system, a Construction Permit be obtained;
14. That any expansion of the lagoon area or future development adjacent to the existing lagoon area, require that the existing four (4) foot high chain link fence be extended to continue as a buffer between the lagoon area and the mobile home park and/or future development on adjacent properties;
15. That prior to the placement of mobile homes, a Building Permit, which will include necessary site plans, shall be submitted for approval by the Planning Director;
16. That the addition of accessory structures (i.e., decks, sheds) shall be allowed through the issuance of full fee Building Permits, which include necessary site plans to be reviewed and approved by the Planning Director;
17. That the mobile home park continue to be provided with a Management Office; and,
18. That this Conditional Use Permit be reviewed at the February 25, 2019, Planning Commission, on a complaint basis only, or as deemed necessary by the Pennington County Planning Commission or Board of Commissioners to ensure all Conditions of Approval are being met.

All voting aye, the Motion carried 7 to 0.



22. CONSTRUCTION PERMIT / CP 18-13: James and Amanda Taylor. To construct a road to access a future residence in accordance with Sections 208 and 507 of the Pennington County Zoning Ordinance.

Lot 3, Dark Canyon Subdivision, Section 18, T1N, R7E, BHM, Pennington County, South Dakota.

Commissioner Marsh asked to have this Item removed from the Consent Agenda for discussion.

Staff recommended approval of Construction Permit / CP 18-13 with seven (7) conditions.

Discussion followed.

**Moved by Marsh and seconded by Johnson to approve of Construction Permit / CP 18-13 with the following seven (7) Conditions:**

- 1. That the applicant continually maintains and adheres to the Storm Water Pollution Prevention Plan during the period of construction and 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;**
- 2. 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;**
- 3. That the disturbed areas be re-vegetated as required in §507(A)(5)(c);**
- 4. That the requirements, guidelines, and criteria for stormwater and erosion and sediment control in the Pennington County Stormwater Manual shall be followed;**
- 5. That weed free seed or mulch be used when re-seeding and any equipment coming onto the site is clean of earthen material and noxious weeds;**
- 6. That the applicant sign a Statement of Understanding within ten (10) days of Permit approval; and,**
- 7. That this Construction Permit is reviewed one (1) month from approval date to verify that erosion control measures were implemented, and may be reviewed 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 7 to 0.**

23. CONSTRUCTION PERMIT / CP 18-12: Brad Nible. To excavate and level a hillside for a future residence in accordance with Sections 208 and 507 of the Pennington County Zoning Ordinance.

Lot 2A, Block 6, Harney Peak View Addition, Section 9, T1N, R8E, BHM, Pennington County, South Dakota.

Molitor stated the applicant would like to have this Item continued to the November 26, 2018, Planning Commission meeting.

**Moved by Marsh and seconded by Runde to continue Construction Permit / CP 18-12 to November 26, 2018, Planning Commission meeting, per the request of the applicant.**

**All voting aye, the Motion carried 7 to 0**

24. PRELIMINARY PLAT / PL 18-34: Schriener Investment / Shane Schriener. To create Lots 1-8 of Keystone Wye Subdivision in accordance with Section 400.2 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: All of Crown Point Lode MS 1258; All of Bay Horse Lode MS 1258; All of Buffalo Fraction Lode MS 1258; and All of Bellevue Lode MS 1258, all located in Section 32, T1S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 1-8 of Keystone Wye Subdivision, Section 32, T1S, R6E, BHM, Pennington County, South Dakota.

Bolstad reviewed the Staff Report indicating the applicant has applied to create Lots 1-8 of Keystone Wye Subdivision.

Staff recommended approval of Preliminary Plat / PL 18-34 with the following fourteen (14) conditions:

1. That prior to filing the Plat with the Register of Deeds, the proposed lots obtain approved Lot Size Variances or be Rezoned appropriately;
2. That prior to filing the Plat with the Register of Deeds, an approved Construction Permit be obtained for the access road that was constructed through the subject properties, with the appropriate waivers for any road standards that are not or will not be met;

3. That prior to Final Plat submittal, the applicant contact Emergency Services to determine if multiple road names are required for the proposed roadway system. In addition, the applicant submit proposed road names to Emergency Services for review and the approved name(s) be added to the Plat;
4. That prior to filing the Plat with the Register of Deeds, the applicant submit a Road Naming application, with 9-1-1 approved road name(s), to be approved by the Pennington County Board of Commissioners;
5. That at the time of Final Plat submittal, the following changes be made to the proposed Access Easement, per Highway Department comments, and the roadway meet all applicable Subdivision Regulations or an approved Subdivision Regulations Variance be obtained waiving any requirements that are not met:
  - a. The road be designed and built to the local/collector road standards in Table 1 of Subdivision Regulations 500.5(1)(a)(3)(b), which requires 66' wide Right-of-Way and 24' wide gravel surface;
  - b. The maximum grade be 12%, with an allowance for 17% for a maximum distance of 500 feet;
  - c. The inslopes be 4:1 or flatter or guardrail be installed wherever the slope is steeper than 4:1;
  - d. Intersections not be less than a 75° angle and have at least a 100' tangent before a curve;
  - e. Vertical curves be a minimum of 100' or 20' for every 1% algebraic difference in grade, whichever is greater.
6. That at the time of Final Plat submittal, an Owner's Certificate be added for Genesis Capital LLC, per Department of Equalization comments;
7. That prior to Final Plat submittal, the surveyor verify the total acreage of the proposed Plat, per Department of Equalization comments;
8. That at the time of Final Plat submittal, the Certifications on the plat be in accordance with § 400.3(1)(n) of the Pennington County Subdivision Regulations;
9. That at the time of Final 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;
10. That at the time of Final Plat submittal, the plat meets all requirements of § 400.3 of the Pennington County Subdivision Regulations, or an approved Subdivision Regulations Variance be obtained waiving any of these requirements that are not met;
11. That the applicant ensures that all natural drainage ways are maintained and are not blocked;

12. That following platting of the proposed lots, any on-site wastewater treatment system(s) be subject to the requirements of § 204(J) of the Pennington County Zoning Ordinance, including the requirement to obtain Operating Permits;
13. That the applicant signs the Statement of Understanding within ten (10) business days of approval of Preliminary Plat / PL 18-34, which is available at the Planning Office; and,
14. That approval of this Preliminary Plat does not constitute approval of any further applications to be submitted for the above-described properties.

Discussion followed.

**Moved by Johnson and seconded by Coleman to approve of Preliminary Plat / PL 18-34 with the following fourteen (14) conditions:**

- 1. That prior to filing the Plat with the Register of Deeds, the proposed lots obtain approved Lot Size Variances or be Rezoned appropriately;**
- 2. That prior to filing the Plat with the Register of Deeds, an approved Construction Permit be obtained for the access road that was constructed through the subject properties, with the appropriate waivers for any road standards that are not or will not be met;**
- 3. That prior to Final Plat submittal, the applicant contact Emergency Services to determine if multiple road names are required for the proposed roadway system. In addition, the applicant submit proposed road names to Emergency Services for review and the approved name(s) be added to the Plat;**
- 4. That prior to filing the Plat with the Register of Deeds, the applicant submit a Road Naming application, with 9-1-1 approved road name(s), to be approved by the Pennington County Board of Commissioners;**
- 5. That at the time of Final Plat submittal, the following changes be made to the proposed Access Easement, per Highway Department comments, and the roadway meet all applicable Subdivision Regulations or an approved Subdivision Regulations Variance be obtained waiving any requirements that are not met:**
  - a. The road be designed and built to the local/collector road standards in Table 1 of Subdivision Regulations 500.5(1)(a)(3)(b), which requires 66' wide Right-of-Way and 24' wide gravel surface;**
  - b. The maximum grade be 12%, with an allowance for 17% for a maximum distance of 500 feet;**
  - c. The inslopes be 4:1 or flatter or guardrail be installed wherever the slope is steeper than 4:1;**

- d. **Intersections not be less than a 75° angle and have at least a 100' tangent before a curve;**
  - e. **Vertical curves be a minimum of 100' or 20' for every 1% algebraic difference in grade, whichever is greater.**
6. **That at the time of Final Plat submittal, an Owner's Certificate be added for Genesis Capital LLC, per Department of Equalization comments;**
  7. **That prior to Final Plat submittal, the surveyor verify the total acreage of the proposed Plat, per Department of Equalization comments;**
  8. **That at the time of Final Plat submittal, the Certifications on the plat be in accordance with § 400.3(1)(n) of the Pennington County Subdivision Regulations;**
  9. **That at the time of Final 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;**
  10. **That at the time of Final Plat submittal, the plat meets all requirements of § 400.3 of the Pennington County Subdivision Regulations, or an approved Subdivision Regulations Variance be obtained waiving any of these requirements that are not met;**
  11. **That the applicant ensures that all natural drainage ways are maintained and are not blocked;**
  12. **That following platting of the proposed lots, any on-site wastewater treatment system(s) be subject to the requirements of § 204(J) of the Pennington County Zoning Ordinance, including the requirement to obtain Operating Permits;**
  13. **That the applicant signs the Statement of Understanding within ten (10) business days of approval of Preliminary Plat / PL 18-34, which is available at the Planning Office; and,**
  14. **That approval of this Preliminary Plat does not constitute approval of any further applications to be submitted for the above-described properties.**

**All voting aye, the Motion carried 7 to 0**

25. LAYOUT PLAT / PL 18-35 AND SUBDIVISION REGULATIONS VARIANCE / SV 18-07: Jon and Barbara Wilson; Fisk Land Surveying – Agent. To create Lots 1 and 2 of Castle Creek Estates and to waive platting requirements in accordance with Sections 400.1 and 700.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: All (AKA Tracts A and B of HES 520) And That Portion of E1/2 located between Tracts A and B of HES 520, HES 520, Section 35, T1N, R2E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 1 and Lot 2, Castle Creek Estates, Section 35, T1N, R2E, BHM, Pennington County, South Dakota.

Bolstad reviewed the Staff Report indicating the applicant has applied to create Lots 1 and 2 of Castle Creek Estates and to waive platting requirements.

Staff recommended approval of Subdivision Regulations Variance / SV 18-07 to waive submittal of the following:

1. Plat scale of 1" = 300';
2. Any additional road improvements to S. Castle Creek Road;
3. Dedication of Right-of-Way and improvements to undeveloped Section Line Right-of-Way; and,
4. Percolation tests and soil profile hole information.

Staff also recommended approval of Layout Plat / PL 18-35 with the following eleven (11) conditions:

1. That at the time of Minor Plat submittal, the line dividing Lots 1 & 2, identified on the Plat as L3, be angled to meet the centerline of the access road to provide better access for proposed Lot 1, per Highway Department comments;
2. That prior to Minor Plat submittal, the applicant contact the appropriate power company to determine if an Easement for the existing overhead power line is necessary or desired, per Highway Department comments;
3. That at the time of Minor Plat submittal, a minimum of an 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;
4. That at the time of Minor Plat submittal, the plat meets all the requirements of § 400.3 of the Pennington County Subdivision Regulations, or an approved Subdivision Regulations Variance be obtained waiving any of these requirements that are not met;

5. That the Certifications on the plat be in accordance with § 400.3(1)(n) of the Pennington County Subdivision Regulations and as deemed appropriate by the Register of Deeds;
6. That at the time of a Minor Plat submittal, the plat meets all necessary requirements of § 500 of the Pennington County Subdivision Regulations, or approved Subdivision Regulations Variance(s) be obtained waiving any of these requirements;
7. That the existing address continue to be properly posted in accordance with Pennington County's Ordinance #20;
8. That the applicant ensures that all natural drainage ways are maintained and are not blocked and that all necessary drainage ways are properly noted on plats;
9. 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;
10. That the applicant signs the Statement of Understanding (SOU) within ten (10) business days of Board of Commissioner approval of Layout Plat / PL 18-35. The SOU is available at the Planning Office; and,
11. 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 Marsh and seconded by Runde to approve of Subdivision Regulations Variance / SV 18-07 to waive submittal of the following:**

- 1. Plat scale of 1" = 300';**
- 2. Any additional road improvements to S. Castle Creek Road;**
- 3. Dedication of Right-of-Way and improvements to undeveloped Section Line Right-of-Way; and,**
- 4. Percolation tests and soil profile hole information.**

**All voting aye, the Motion carried 7 to 0**

**Moved by DiSanto and seconded by Johnson to approve of Layout Plat / PL 18-35 with the following ten (10) conditions:**

- 1. That prior to Minor Plat submittal, the applicant contact the appropriate power company to determine if an Easement for the existing overhead power line is necessary or desired, per Highway Department comments;**

2. That at the time of Minor Plat submittal, a minimum of an 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;
3. That at the time of Minor Plat submittal, the plat meets all the requirements of § 400.3 of the Pennington County Subdivision Regulations, or an approved Subdivision Regulations Variance be obtained waiving any of these requirements that are not met;
4. That the Certifications on the plat be in accordance with § 400.3(1)(n) of the Pennington County Subdivision Regulations and as deemed appropriate by the Register of Deeds;
5. That at the time of a Minor Plat submittal, the plat meets all necessary requirements of § 500 of the Pennington County Subdivision Regulations, or approved Subdivision Regulations Variance(s) be obtained waiving any of these requirements;
6. That the existing address continue to be properly posted in accordance with Pennington County's Ordinance #20;
7. That the applicant ensures that all natural drainage ways are maintained and are not blocked and that all necessary drainage ways are properly noted on plats;
8. 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;
9. That the applicant signs the Statement of Understanding (SOU) within ten (10) business days of Board of Commissioner approval of Layout Plat / PL 18-35. The SOU is available at the Planning Office; and,
10. 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 7 to 0**

26. LAYOUT PLAT / PL 18-36: Bret and Linda Hilgemann. To create Lots A and B of Nautilus Acres Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Parcel C less Lots H1 and H2 and less 40-foot-wide dedicated right-of-way, Section 17, T2N, R6E, BHM, Pennington County, South Dakota.



PROPOSED LEGAL: Lot A and Lot B, Nautilus Acres Subdivision, Section 17, T2N, R6E, BHM, Pennington County, South Dakota.

Conover reviewed the Staff Report indicating the applicant has applied for a Layout Plat to create Lots A and B of Nautilus Acres Subdivision.

Staff recommended approval of Layout Plat / PL 18-36 with the following nine (9) conditions:

1. That at the time of new Plat submittal, the required changes are made to the proposed Plat, if necessary, per comments from the Department of Equalization and the Register of Deeds;
2. That the Landowner obtain an approved Approach Permit, for Lot B prior to the issuance of any Building Permit;
3. That prior to the Plat being recorded with the Register of Deeds, the plat meets all requirements of Pennington County Subdivision Regulations, or approved Subdivision Regulations Variance(s) be obtained waiving any of these requirements that are not met. Subdivision Regulations shall be submitted per Section 700 of Pennington County Subdivision Regulations;
4. That prior to the Plat being recorded with the Register of Deeds, the subject property meets all requirements of Pennington County Zoning Ordinance, or approved Zoning Variance(s) be obtained waiving any of these requirements that are not met. Subdivision Regulations shall be submitted per Section 500 of Pennington County Zoning Ordinance;
5. That the applicant ensures that all natural drainage ways are maintained and are not blocked;
6. That following platting of the proposed lots, any on-site wastewater treatment system(s) be subject to the requirements of § 204(J) of the Pennington County Zoning Ordinance, including the requirement to obtain an Operating Permit;
7. That at the time the new Plat is recorded with the Register of Deeds, Conditional Use Permit / CU 18-05, shall be brought before the Planning Commission to end;
8. That the applicant signs the Statement of Understanding within ten (10) business days of approval of Layout Plat / PL 18-36, which is available at the Planning Office; and
9. 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 Coleman and seconded by DiSanto to approve of Layout Plat / PL 18-36 with the following nine (9) conditions:**

- 1. That at the time of new Plat submittal, the required changes are made to the proposed Plat, if necessary, per comments from the Department of Equalization and the Register of Deeds;**
- 2. That the Landowner obtain an approved Approach Permit, for Lot B prior to the issuance of any Building Permit;**
- 3. That prior to the Plat being recorded with the Register of Deeds, the plat meets all requirements of Pennington County Subdivision Regulations, or approved Subdivision Regulations Variance(s) be obtained waiving any of these requirements that are not met. Subdivision Regulations shall be submitted per Section 700 of Pennington County Subdivision Regulations;**
- 4. That prior to the Plat being recorded with the Register of Deeds, the subject property meets all requirements of Pennington County Zoning Ordinance, or approved Zoning Variance(s) be obtained waiving any of these requirements that are not met. Subdivision Regulations shall be submitted per Section 500 of Pennington County Zoning Ordinance;**
- 5. That the applicant ensures that all natural drainage ways are maintained and are not blocked;**
- 6. That following platting of the proposed lots, any on-site wastewater treatment system(s) be subject to the requirements of § 204(J) of the Pennington County Zoning Ordinance, including the requirement to obtain an Operating Permit;**
- 7. That at the time the new Plat is recorded with the Register of Deeds, Conditional Use Permit / CU 18-05, shall be brought before the Planning Commission to end;**
- 8. That the applicant signs the Statement of Understanding within ten (10) business days of approval of Layout Plat / PL 18-36, which is available at the Planning Office; and**
- 9. 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 7 to 0**

27. MOTION TO SCHEDULE SPECIAL PLANNING COMMISSION MEETING(S) REGARDING CROELL, INC.'S APPLICATIONS FOR MINING AND CONSTRUCTION PERMITS.

Chairman Lasseter discussed the rescheduling of the Special Planning Commission meeting to hear Croell, Inc.'s applications for Construction and Mining Permits, due to one of the designated newspapers failing to publish the legal notice.

Discussion followed.

**Moved by DiSanto and seconded by Marsh to hold a Special Planning Commission meeting on January 8, 2019, at 3:00 p.m., and, if necessary, the hearing may be continued for further public comment and vote on January 9, 2019, at 9:00 a.m. The tentatively scheduled January 9th meeting will be held only in the event the Planning Commission does not make a decision on the applications at the scheduled January 8th meeting.**

**All voting aye, the Motion carried 7 to 0.**

28. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the October 22, 2018, Planning Commission meeting.

29. ITEMS FROM THE PUBLIC

No motions or actions were taken at this time.

30. ITEMS FROM THE STAFF

- A. Building Permit Report. Conover reviewed the Building Report for October 2018.
- B. Holiday Luncheon. Conover spoke of the Planning Department's Holiday Luncheon on Monday, December 3<sup>rd</sup>, following the Planning Commission meeting.
- C. Planner II Interviews. Conover stated the Planner II interviews have been scheduled for November 27<sup>th</sup> and December 7<sup>th</sup> and asked to have a Planning Commissioner available for each of the interviews.
- D. Ordinance Officer. Conover informed the Planning Commission that Mike King's last day with the office was on Friday, November 9<sup>th</sup>.
- E. December 17<sup>th</sup> PC Meeting. Conover reminded the Planning Commission that the December 17<sup>th</sup> meeting will start at 2 p.m.

31. ITEMS FROM THE MEMBERSHIP

Commissioner Marsh stated he will not be at the November 26<sup>th</sup> and December 3<sup>rd</sup> meetings.

32. ADJOURNMENT

**Moved by Marsh and seconded by DiSanto to adjourn.**

**All voting aye, the Motion carried 7 to 0.**

**The meeting adjourned at 9:55 a.m.**

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Travis Lasseter, Chairperson