

MINUTES
PENNINGTON COUNTY PLANNING COMMISSION
May 28, 2019 @ 9:00 a.m.

County Commissioners' Meeting Room - Pennington County Administration Building

MEMBERS PRESENT: Travis Lassetter, Rich Marsh, Jim Coleman, Kathy Johnson, Sandra Runde, Sonny Rivers, and Gary Drewes.

STAFF PRESENT: PJ Conover, Cassie Bolstad, Brittney Molitor, Cody Sack, Michaelae Hoffman (SAO) and Jeri Ervin.

ROLL CALL

1. APPROVAL OF THE MAY 13, 2019, MINUTES
Moved by Drewes and seconded by Marsh to approve the Minutes of the May 13, 2019, Planning Commission meeting. Vote: unanimous 7 to 0.

2. APPROVAL OF THE AGENDA
Moved by Marsh and seconded by Rivers to approve the Agenda of the May 28, 2019, Planning Commission meeting. Vote: unanimous 7 to 0.

Moved by Johnson and seconded by Runde to approve the Consent Agenda of the May 28, 2019, Planning Commission meeting, with the removal of Items #6 and #8. 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 13-19:** Ken and Cory Tomovick. To review a Recreational Resort to allow for events of 20 people or less in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Lot 1 of Bonanza Bar MC 970 and the Unplatted Part of Bonanza Bar MC 970 (also in Section 1), Section 12, T1S, R6E, BHM, Pennington County, South Dakota

(Continued from the April 22, 2019, Planning Commission meeting.)

To approve of the extension of Conditional Use Permit / CU 13-19 with the following sixteen (16) conditions:

1. That the Conditional Use Permit be for receptions with a maximum of 20 guests;
2. That the business be conducted by members of the family residing on the premises and no more than one (1) additional person;
3. That prior to any work within the 100 year floodplain, the applicant obtain approval of a Floodplain Development Permit;
4. That the applicant provides reliable cell phone service in case of an emergency;
5. That the lot address (23632 Strato Bowl) be posted on the residence at all times and so it is clearly visible from Danube Lane, in accordance with Pennington County's Ordinance #20;
6. That the applicant 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 ten (10) off-street parking spaces be provided on-site, per PCZO § 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 all music being provided for outdoor activities be shut down by 10:00 p.m.;
9. That if alcoholic beverages are to be sold on the property, the appropriate permits or licenses be obtained;
10. That temporary structures, such as tents and port-a-potties only be erected when needed and not on a permanent basis;
11. That all exterior lighting must be of low level intensity, which does not result in excessive glare upon surrounding neighbors;
12. That the applicant maintain all necessary permits from the South Dakota Department of Health for the Specialty Resort and a Sales Tax License from the South Dakota Department of Revenue;
13. That a port-a-potty may be utilized by the guests of the events for wastewater disposal. Any other means of wastewater disposal will require proper permitting and review of the system by both the Pennington County Planning Department and South Dakota Department of Environment and Natural Resources;

14. That prior to the placement of any on-premise signs, the applicant must obtain approval of a Sign Permit;
15. That the Planning Director may allow additional development or construction, which is consistent with the existing development on this property. Significant changes in the use or impacts on adjacent land, uses as determined by the Planning Director, shall require an amendment to this Conditional Use Permit; and,
16. That this Conditional Use Permit be reviewed in two (2) years, on a complaint basis, or as directed by the Pennington County Planning Board of Commissioners and/or County Planning Commission to verify that all conditions of approval are being met.

Vote: unanimous 7 to 0.

4. **CONDITIONAL USE PERMIT REVIEW / CU 15-10:** Krebs Partnership, LLC; Donald Krebs. To review a home occupation on the subject property in which no immediate family member resides, to use a detached garage for the purpose of buying, repairing and selling vehicles (not intended to be a car lot) in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

The South 75 feet of Lot J of E1/2SE1/4, Section 9, T1N, R8E, BHM, Pennington County, South Dakota.

To approve of the extension of Conditional Use Permit / CU 15-10 with the following fourteen (14) conditions:

1. That the proposed Home Occupation continue to be located entirely within the 48' x 56' Detached Garage (BP 02-0930) and that the residential character of the property be maintained;
2. That one (1) home occupation sign be allowed that does not exceed six (6) square feet in area, in accordance with Section 312-A-12 of the Pennington County Zoning Ordinance, and that a Sign Permit be obtained prior to installation;
3. That storage and disposal of materials, liquids, and wastes shall be in a manner that meets all Local, State, and Federal requirements;
4. That all necessary Local, State, and Federal licenses and permits be maintained Occupation and that copies of these licenses and permits be provided to the Planning Department upon request;
5. That the applicant continually comply with all applicable Local, State, and Federal laws and regulations;

6. That reasonable measures are continually taken to control odors, fumes, dust, noise, vibration and lighting resulting from the home occupation so as to not constitute a nuisance to the general public;
7. That the address (2745 Pioneer Drive) continue to be posted properly on the 48' x 56' Detached Garage (2002COBP0930) and at the approach off of Pioneer Drive in accordance with Pennington County's Ordinance #20;
8. That this Home Occupation not negatively impact Conditional Use Permit 98-12;
9. That upon sale or transfer of the subject property and/or the property the applicant currently resides on, CU 15-10 will automatically be revoked;
10. That there is no more than one (1) additional employee, excluding family members;
11. That there continue to be a minimum of two (2) off-street parking spaces available at all times;
12. That the hours of operation continue to be conducted between the hours of 7:00 a.m. and 6:00 p.m.;
13. That the property continues to remain free of debris and junk vehicles; and,
14. That this Conditional Use Permit be reviewed in five (5) years, on a complaint basis, or as directed by the Board of Commissioners and/or Planning Commission to verify that all Conditions of Approval are being met.

Vote: unanimous 7 to 0.

5. **CONDITIONAL USE PERMIT REVIEW / CU 18-06:** Milbert and Lila Rohrbach. To review the replacement of an existing single-wide with a newer single-wide mobile home (#C), to allow for an existing single-wide mobile home to remain as storage space (#A), and to allow for the existing double-wide mobile home to remain as a rental unit on the subject property (#B) in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot W 165 feet of W1/2 of Lot 3 less N10 feet; Plateau Subdivision, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.

To approve of the extension of Conditional Use Permit / CU 18-06 with the following eight (8) conditions:

1. That the replacement single-wide mobile home (2156 Plateau Lane #C) and existing double-wide mobile home (2156 Plateau Lane #B) post individual

addresses and must be posted in accordance with Pennington County Ordinance #20.

2. That the minimum setback requirements of a Suburban Residential District be continually maintained on the property;
3. That the subject property remains free of debris and junk vehicles;
4. That the replacement single-wide mobile home (2156 Plateau Lane #C) installed on the property continue to have a peaked, non-reflective type roof and wood or simulated wood-type siding that is continually maintained;
5. 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;
6. That once the existing double-wide mobile home (2156 Plateau Lane #B) is either inhabitable or no longer occupied, it be removed from the subject property;
7. That once the Rohrbachs no longer own the subject property, the single-wide mobile home (2156 Plateau Lane #A) be removed, as well as the existing double-wide mobile home (2156 Plateau Lane #B) be removed from the subject property; and,
8. That this Conditional Use Permit be reviewed in three (3) years, 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.

7. **CONDITIONAL USE PERMIT REVIEW / CU 18-10:** Ray and Erin Atkins. To review an accessory structure (a garage) prior to a principal structure on the subject property in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot 8, Block 1, Meadow Ranch Estates, Section 13, T2N, R8E, BHM, Pennington County, South Dakota.

To continue the review of Conditional Use Permit / CU 18-10 to the June 24, 2019, Planning Commission meeting.

Vote: unanimous 7 to 0.

9. **CONDITIONAL USE PERMIT / CU 19-08:** Jeffrey Scherr. To live in a Recreational Vehicle (camper) while building a single-family residence on the subject property in accordance with Sections 207 and 510 of the Pennington County Zoning Ordinance.

Lot D of Lot 17 of Fort Mead Placer MS 244, Section 8, T1S, R6E, BHM, Pennington County, South Dakota.

To continue Conditional Use Permit / CU 19-08 to the June 10, 2019, Planning Commission meeting to allow the applicant time to submit a Construction Permit Application to the Planning Department to address dirt work that has been performed on the subject property and to verify that the work is outside the Special Flood Hazard Area.

Vote: unanimous 7 to 0.

- 10. CONDITIONAL USE PERMIT / CU 19-09: Martina Pugh. To allow a single-wide mobile home to be used as a permanent residence in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance..**

E60 feet of N115 feet of Lot 4 of Lot 13, Plateau Subdivision, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.

To approve of Conditional Use Permit / CU 19-09 with the following seven (7) conditions:

- 1. That a Building Permit be obtained for the proposed single-wide mobile home prior to any work being done;**
- 2. That the lot address be clearly posted, so as to be visible from Carol Street, in accordance with Pennington County's Ordinance #20;**
- 3. That the minimum setback requirements of a Suburban Residential 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; and,**
- 7. 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 7 to 0.

END OF CONSENT AGENDA

6. CONDITIONAL USE PERMIT REVIEW / CU 18-09: Scott and Christine Grierson. To review a Recreational Vehicle to be used as temporary living quarters on the subject property (Lot 6) while building a single-family residence on Lot 5 in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

Lot 6, Block 3, Pactola Estates, Section 17, T1N, R5E, 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 18-09 with ten (10) conditions.

Discussion followed.

Moved by Marsh and seconded by Drewes to approve of the extension of Conditional Use Permit / CU 18-09 with the following ten (10) conditions:

- 1. That there be no more than one (1) Recreational Vehicle (RV) allowed to be utilized as living quarters on the subject property (Lot 6, Block 3) during construction of the single-family residence (Lot 5, Block 3);**
- 2. That the address assigned for the property be clearly posted on the Recreational Vehicle (RV) while it is being utilized as living quarters, in accordance with Pennington County's Ordinance #20;**
- 3. That the applicant obtain an approved On-Site Wastewater Treatment System Construction Permit for the proposed on-site wastewater treatment system prior to placement of the RV, as living quarters, on the subject property;**
- 4. That the RV being used as a temporary residence be connected to an approved On-Site Wastewater Treatment System until the single-family residence is habitable;**
- 5. That the minimum setback requirements of a Limited Agriculture District be continually maintained on the subject property, or an approved Setback Variance be obtained;**
- 6. That the subject property remains free of debris and junk vehicles, in accordance with Ordinance #106;**
- 7. 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;**

8. That upon completion of the single-family residence on Lot 5, Block 3, the RV on Lot 6, Block 3 will be disconnected from all utilities and may no longer be utilized as living quarters on the subject property;
9. That the applicant notify the Planning Department when the new residence is habitable, so that this Conditional Use Permit may be ended; and,
10. 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 Board of Commissioners to verify that all Conditions of Approval are being met.

All voting aye, the Motion carried 7 to 0.

8. CONDITIONAL USE PERMIT REVIEW / CU 18-12: Edelweiss Mountain Lodging / Marshall Mechaley. To review a Vacation Home Rental on the subject property in a Suburban Residential District in accordance with Sections 208, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 31 Revised, Block E, Edelweiss Mountain Development, Section 20, T1N, R5E, BHM, Pennington County, South Dakota.

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

Staff recommended approval of the extension of Conditional Use Permit / CU 18-12 with thirteen (13) conditions.

Discussion followed.

Moved by Runde and seconded by Marsh to approve of the extension of Conditional Use Permit / CU 18-12 with the following thirteen (13) conditions:

1. That each review of Conditional Use Permit / CU 18-12, be subject to Pennington County Zoning Ordinance (PCZO) § 511;
2. That the Vacation Home Rental always be operated in conformance with PCZO § 319;
3. That the maximum overnight occupancy, be limited to six (6) people and the maximum daytime occupancy be limited to twelve (12);
4. That the applicant continually 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 upon request;

5. That the applicant continually 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;
6. That a minimum of three (3) off-street parking spaces continue to be provided on-site, per PCZO § 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;
7. That an interior informational sign continue to be posted in accordance with the requirements of PCZO § 319(G), with 9-1-1 and additional contacts for Fire Department and Sheriff's Department, during operation of the Vacation Home Rental;
8. That the lot address continues to be posted in accordance with Pennington County's Ordinance #20;
9. That if the person designated as the Local Contact is ever changed, from Edelweiss Mountain Lodging, the interior informational sign be updated and the applicant notify the Planning Department and send notice to all property owners within 500 feet via first class mail, per PCZO § 319 (F)(5);
10. 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;
11. That an approved Sign Permit be obtained prior to the placement of any sign(s);
12. 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,
13. That this Conditional Use Permit be reviewed in three (3) 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.

All voting aye, the Motion carried 7 to 0.

11. LAYOUT PLAT / LPL 19-10: Brad and Colleen Kurtz. To create Lots 8A and 8B of Collins Addition in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 8, Collins Addition, Section 20, T2N, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 8A and 8B, Collins Addition, Section 20, T2N, R5E, BHM, Pennington County, South Dakota.

Bolstad reviewed the Staff Report indicating the applicant has applied for a Layout Plat to create Lots 8A and 8B of Collins Addition.

Staff recommended approval of Layout Plat / LPL 19-10 with the following nine (9) conditions:

1. That the applicant obtain Approach Permits from the State Highway Department prior to installation of any approaches off of Highway 385;
2. That the applicant adhere to all comments provided by the Forest Service;
3. That prior to the new Plat being recorded with the Register of Deeds, the proposed lots obtain a Lot Size Variance or be Rezoned appropriately;
4. That the applicant ensures all natural drainage ways are maintained and are not blocked;
5. That at the time of new Plat submittal, the plat meets 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;
6. 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;
7. 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;
8. That the applicant signs the Statement of Understanding within ten (10) business days of approval of Layout Plan / LPL 19-10, which is available at the Planning Office; and,
9. That approval of this Layout Plan does not constitute approval of any further applications to be submitted for the above-described property.

Discussion followed.

Moved by Marsh and seconded by Drewes to approve of Layout Plat / LPL 19-10 with the following nine (9) conditions:

- 1. That the applicant obtain Approach Permits from the State Highway Department prior to installation of any approaches off of Highway 385;**

2. That the applicant adhere to all comments provided by the Forest Service;
3. That prior to the new Plat being recorded with the Register of Deeds, the proposed lots obtain a Lot Size Variance or be Rezoned appropriately;
4. That the applicant ensures all natural drainage ways are maintained and are not blocked;
5. That at the time of new Plat submittal, the plat meets 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;
6. 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;
7. 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;
8. That the applicant signs the Statement of Understanding within ten (10) business days of approval of Layout Plan / LPL 19-10, which is available at the Planning Office; and,
9. That approval of this Layout Plan 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.

12. LAYOUT PLAT / LPL 19-11 AND SUBDIVISION REGULATIONS VARIANCE / SV 19-04: Double L Properties, LLC. To create Lot 10, Block 3 of the Ranch at Black Gap and to waive platting requirements in accordance with Sections 400.1 and 700.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Balance of Tract A (also in Section 8), The Ranch at Black Gap, Section 9, T1S, R8E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 10, Block 3 (also in Section 8), The Ranch at Black Gap, Section 9, T1S, R8E, BHM, Pennington County, South Dakota.

Bolstad reviewed the Staff Report indicating the applicant has applied for a Layout Plat to create Lot 10, Block 3 of the Ranch at Black Gap and to waive platting requirements.

Staff recommended approval of a portion of Subdivision Regulations Variance / SV 19-04 to waive improvements to Black Gap Road; and, denial of a portion of Subdivision Regulations Variance / SV 19-04 to waive percolations tests and soil profile hole

information, based on comments provided by the County Onsite Wastewater Specialist regarding soils, springs, and septic issues in the area.

Staff recommended approval of Layout Plat / LPL 19-11 with the following ten (10) conditions:

1. That at the time of Minor Plat submittal, the “located in” portion of the proposed Plat be corrected per Register of Deeds comments to state, “Located in the SE of the NE1/4 and the NE1/4 of the SE1/4 of Section 8, T1S, R8E, B.H.M., and the SW1/4 of the NW1/4 and the NW1/4 of the SW1/4 of Section 9, T1S, R8E, B.H.M., Pennington County, South Dakota”;
2. That at the time of Minor Plat submittal, eight (8) foot minor drainage and utility easements continue to 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 Section 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 at the time of Minor Plat submittal, the applicant submits percolation tests and soil profile information for proposed Lot 10 of Block 3 to be reviewed and approved by the County On-site Wastewater Specialist, or an approved Subdivision Regulations Variance be obtained waiving this requirement;
5. That at the time of new Plat submittal, the applicant provide engineered road construction plans for road improvements to Black Gap Road, including width and surface requirements that meet road authority standards, or an approved Subdivision Regulations Variance be obtained waiving this requirement;
6. That at the time of Building Permit submittal for proposed Lot 10 of Block 3, an address will be assigned and shall be posted so it is clearly visible at all times, in accordance with Pennington County’s Ordinance #20;
7. That following platting of proposed Lot 10 of Block 3, any on-site wastewater treatment system(s) be subject to the requirements of Section 204(J) of the Pennington County Zoning Ordinance;
8. That the Certifications on the plat be in accordance with Section 400.3.1.n of the Pennington County Subdivision Regulations;
9. That the applicant ensures that all natural drainage ways be continually maintained and are not blocked; and,
10. 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 Marsh to approve of Subdivision Regulations Variance / SV 19-04 to waive improvements to Black Gap Road and to waive submittal of percolations tests and soil profile hole information.

All voting aye, the Motion carried 7 to 0.

Moved by Marsh and seconded by Runde to approve of Layout Plat / LPL 19-11 with the following ten (10) conditions:

- 1. That at the time of Minor Plat submittal, the “located in” portion of the proposed Plat be corrected per Register of Deeds comments to state, “Located in the SE of the NE1/4 and the NE1/4 of the SE1/4 of Section 8, T1S, R8E, B.H.M., and the SW1/4 of the NW1/4 and the NW1/4 of the SW1/4 of Section 9, T1S, R8E, B.H.M., Pennington County, South Dakota”;**
- 2. That at the time of Minor Plat submittal, eight (8) foot minor drainage and utility easements continue to 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 Section 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 at the time of Minor Plat submittal, the applicant submits percolation tests and soil profile information for proposed Lot 10 of Block 3 to be reviewed and approved by the County On-site Wastewater Specialist, or an approved Subdivision Regulations Variance be obtained waiving this requirement;**
- 5. That at the time of new Plat submittal, the applicant provide engineered road construction plans for road improvements to Black Gap Road, including width and surface requirements that meet road authority standards, or an approved Subdivision Regulations Variance be obtained waiving this requirement;**
- 6. That at the time of Building Permit submittal for proposed Lot 10 of Block 3, an address will be assigned and shall be posted so it is clearly visible at all times, in accordance with Pennington County’s Ordinance #20;**
- 7. That following platting of proposed Lot 10 of Block 3, any on-site wastewater treatment system(s) be subject to the requirements of Section 204(J) of the Pennington County Zoning Ordinance;**

8. **That the Certifications on the plat be in accordance with Section 400.3.1.n of the Pennington County Subdivision Regulations;**
9. **That the applicant ensures that all natural drainage ways be continually maintained and are not blocked; 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.

13. LAYOUT PLAT / LPL 19-12: John O’Sullivan; Jim Peterson – Agent. To create Lots 1, 2, and 3 of O’Sullivan Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: That PT of the W1/2NE1/4 Lying E of Tract B of Willison B White Homestead, HES #2440 and W of Gold Mountain Subd, and Tract B of Willison B White Homestead HES 2440 Less ROW; Tract 0187 of Willison B White MES #2440, Section 14, T1S, R4E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots 1, 2, and 3 of O’Sullivan Subdivision, Section 14, T1S, R4E, BHM, Pennington County, South Dakota.

Bolstad reviewed the Staff Report indicating the applicant has applied for a Layout Plat to create Lots 1, 2, and 3 of O’Sullivan Subdivision.

Staff recommended approval of Layout Plat / LPL 19-12 with the following eleven (11) conditions:

1. That the applicant obtain Approach Permits from the Gold Mountain Road District prior to installation of any approaches off of Burnt Fork Road;
2. That the applicant adhere to all comments provided by the Forest Service;
3. That prior to the Plat being recorded with the Register of Deeds, the proposed lots obtain a Lot Size Variance or be Rezoned appropriately;
4. That the applicant ensures all natural drainage ways are maintained and are not blocked;
5. That at the time of new Plat submittal, the plat meets 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;
6. 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;

7. That prior to new Plat submittal, the On-site Wastewater System (OSWTS) is repaired and an Operating Permit be obtained for the single-family residence located at 23751 Burnt Fork (proposed Lot 1).
8. 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;
9. That at the time of new Plat submittal, all current power lines be surveyed and included on the new plat;
10. That the applicant signs the Statement of Understanding within ten (10) business days of approval of Layout Plan / PL 19-12, which is available at the Planning Office; and,
11. That approval of this Layout Plan does not constitute approval of any further applications to be submitted for the above-described property.

Discussion followed.

Moved by Coleman and seconded by Johnson to approve of Layout Plat / LPL 19-12 with the following eleven (11) conditions:

- 1. That the applicant obtain Approach Permits from the Gold Mountain Road District prior to installation of any approaches off of Burnt Fork Road;**
- 2. That the applicant adhere to all comments provided by the Forest Service;**
- 3. That prior to the Plat being recorded with the Register of Deeds, the proposed lots obtain a Lot Size Variance or be Rezoned appropriately;**
- 4. That the applicant ensures all natural drainage ways are maintained and are not blocked;**
- 5. That at the time of new Plat submittal, the plat meets 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;**
- 6. 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;**
- 7. That prior to new Plat submittal, the On-site Wastewater System (OSWTS) is repaired and an Operating Permit be obtained for the single-family residence located at 23751 Burnt Fork (proposed Lot 1).**

8. 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;
9. That at the time of new Plat submittal, all current power lines be surveyed and included on the new plat;
10. That the applicant signs the Statement of Understanding within ten (10) business days of approval of Layout Plan / PL 19-12, which is available at the Planning Office; and,
11. That approval of this Layout Plan 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.

14. CONDITIONAL USE PERMIT / CU 19-10: Jeff and Jodi Sugrue. To allow a multi-family dwelling in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Tract C, Block 5, Silver City Subdivision, Section 31, T2N, R5E, BHM, Pennington County, South Dakota.

Conover reviewed the Staff Report indicating the applicant has applied for a Conditional Use Permit to allow a multi-family dwelling in a Suburban Residential District.

Staff recommended approval of Conditional Use Permit / CU 19-10 with the following eight (8) conditions:

1. That a minimum of four (4) off-street parking spaces be provided on-site, each measuring a minimum of nine (9) feet by 18 feet, surfaced with gravel, concrete or asphalt, and maintained in a dust-free manner;
2. That the existing approach must be used and no additional approaches will be allowed unless approved by the Board of Commissioners and that the residence and the addresses of each unit be properly posted so they are in accordance with Pennington County Ordinance #20;
3. That the property be kept free of debris and junk vehicles;
4. That once the living quarters for CU 19-10 are no longer in use as a multi-family dwelling, the full kitchen be removed from the basement and the landowner notify the Planning Department, allow Staff to perform a site visit to verify removal, and CU 19-10 shall end;
5. That the landowner ensure that smoke alarms and fire extinguishers be properly installed and/or maintained in working order in each unit;

6. That the applicant obtain a Building Permit, with penalty fees, for the work that has already begun on the new living quarters;
7. 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,
8. That this Conditional Use Permit be reviewed in one (1) year, on a complaint basis, or as deemed necessary by either the Pennington County Board of Commissioners or Planning Commission to verify that all conditions are being met.

Discussion followed.

Moved by Drewes and seconded by Rivers to approve of Conditional Use Permit / CU 19-10 and to amend Conditions #4 and #6, with the following eight (8) conditions:

- 1. That a minimum of four (4) off-street parking spaces be provided on-site, each measuring a minimum of nine (9) feet by 18 feet, surfaced with gravel, concrete or asphalt, and maintained in a dust-free manner;**
- 2. That the existing approach must be used and no additional approaches will be allowed unless approved by the Board of Commissioners and that the residence and the addresses of each unit be properly posted so they are in accordance with Pennington County Ordinance #20;**
- 3. That the property be kept free of debris and junk vehicles;**
- 4. That once the living quarters for CU 19-10 is no longer in use as a multi-family dwelling, the stove unit be removed from the basement and the landowner notify the Planning Department, to allow Staff to perform a site visit to verify removal, and CU 19-10 shall end;**
- 5. That the landowner ensure that smoke alarms and fire extinguishers be properly installed and/or maintained in working order in each unit;**
- 6. That the applicant obtain a Building Permit;**
- 7. 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,**
- 8. That this Conditional Use Permit be reviewed in one (1) year, on a complaint basis, or as deemed necessary by either the Pennington County Board of Commissioners or Planning Commission to verify that all conditions are being met.**

All voting aye, the Motion carried 7 to 0.

15. MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 19-03: Prairie Valley Development; Bill Freytag. To amend an existing Planned Unit Development to allow for additional lots to be developed on the subject properties in accordance with Section 213 of the Pennington County Zoning Ordinance.

The NE1/4NE1/4 Less Eisenbraun Subdivision, Less Winton Subdivision, Less Prairiefire Subdivision and Less ROW and SE1/4NE1/4 Less Eisenbraun Subdivision, Less Winton Subdivision, Less Prairiefire Subdivision and Less ROW, Section 26, T1N, R8E, BHM, Pennington County, South Dakota.

Bolstad reviewed the Staff Report indicating the applicant has applied for a Major Planned Unit Development to amend an existing Planned Unit Development to allow for additional lots to be developed on the subject properties.

Staff recommended approval of Major Planned Unit Development Amendment / PU 19-03 with the following eleven (11) conditions:

1. That the Planned Unit Development consists of no more than 145 residential lots, one (1) well lot and one (1) detention lot with a minimum lot size of 7,400 square feet;
2. That a Construction Permit be obtained for any land disturbance exceeding 10,000 square feet (including grading, roads, and utility installation) prior to any work being done;
3. That all lots developed after the approval date of Major Planned Unit Development Amendment / PU 19-03 be connected to sewer and water services provided by the City of Rapid City;
4. 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;
5. That a Building Permit be obtained for any structures exceeding 144 square feet or permanently anchored to the ground, which includes the necessary site plans to be reviewed and approved by the Planning Director;
6. That no off-premise signs be allowed within the Planned Unit Development;
7. That the required setbacks for all structures within the Planned Unit Development be a minimum of twenty (20) foot front yard, eight (8) foot side yard, and twenty-five (25) foot rear yard;
8. That each address must be posted in accordance with Pennington County Ordinance #20;

9. That prior to issuance of any Building Permits located within newly platted areas of the subdivision, the roads providing access to the lots must be improved to City Street Design Standards, or the proper exceptions be obtained from the City of Rapid City, and the applicant must install road signs for the new roads;
10. That the single-family residences must be stick built or double-wide manufactured or modular homes meeting the requirements of Section 204(I) of the Pennington County Zoning Ordinance; and,
11. That this Major Planned Unit Development Amendment be reviewed in one (1) year, on a complaint basis, or as deemed necessary by the Pennington County Planning Commission or the Board of Commissioners to verify that all Conditions of Approval are being met.

Discussion followed.

Moved by Johnson and seconded by Drewes to approve of Major Planned Unit Development Amendment / PU 19-03 with the following twelve (12) conditions:

- 1. That the Planned Unit Development consists of no more than 145 residential lots, one (1) well lot and one (1) detention lot with a minimum lot size of 7,400 square feet;**
- 2. That a Construction Permit be obtained for any land disturbance exceeding 10,000 square feet (including grading, roads, and utility installation) prior to any work being done;**
- 3. That all lots developed after the approval date of Major Planned Unit Development Amendment / PU 19-03 be connected to sewer and water services provided by the City of Rapid City;**
- 4. 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;**
- 5. That a Building Permit be obtained for any structures exceeding 144 square feet or permanently anchored to the ground, which includes the necessary site plans to be reviewed and approved by the Planning Director;**
- 6. That no off-premise signs be allowed within the Planned Unit Development;**
- 7. That the required setbacks for all structures within the Planned Unit Development be a minimum of twenty (20) foot front yard, eight (8) foot side yard, and twenty-five (25) foot rear yard;**

8. That each address must be posted in accordance with Pennington County Ordinance #20;
9. That prior to issuance of any Building Permits located within newly platted areas of the subdivision, the roads providing access to the lots must be improved to City Street Design Standards, or the proper exceptions be obtained from the City of Rapid City, and the applicant must install road signs for the new roads;
10. That the single-family residences must be stick built or double-wide manufactured or modular homes meeting the requirements of Section 204(I) of the Pennington County Zoning Ordinance;
11. That the recorded easements for the south side ditch be strictly maintained and are not encroached upon; and,
12. That this Major Planned Unit Development Amendment be reviewed in one (1) year, on a complaint basis, or as deemed necessary by the Pennington County Planning Commission or the Board of Commissioners to verify that all Conditions of Approval are being met.

All voting aye, the Motion carried 7 to 0.

CONSTRUCTION PERMIT AGENDA

16. CONSTRUCTION PERMIT REVIEW / CP 18-01: R.C.S Construction, Inc. To review the installation of a 33-inch trunk sanitary sewer line from Southside Drive north along Reservoir Road.

Sections 22 and 23, all located in T1N, R8E, BHM, Pennington County, South Dakota.

(Continued from the January 14, 2019, Planning Commission meeting.)

Sack stated Staff recommended the Planning Director continue the review of Construction Permit / CP 18-01 to the August 26, 2019, Planning Commission meeting for staff to verify that final stabilization has taken place.

17. CONSTRUCTION PERMIT REVIEW / CP 18-04: Stromer Properties, LLC; Brook Stromer – Agent. To review the construction of a parking area on the subject property.

Lot A2, Bar P-S Subdivision, Section 20, T1N, R9E, BHM, Pennington County, South Dakota.

(Continued from the May 13, 2019, Planning Commission meeting.)

Sack stated Staff recommended the Planning Director approve the extension of Construction Permit / CP 18-04 with fifteen (15) conditions:

1. That erosion control measures are implemented prior to any work and maintained until the site has been revegetated in accordance with § 507(A)(5)(c) of the PCZO;
2. That the applicant acquires a South Dakota Department of Environment and Natural Resources General Permit for Storm Water Discharges Associated with Construction Activities and that the Conditions of Approval for the permit are continually met;
3. That detention is installed for the increase in storm water flows from the new parking lot;
4. That the applicant continually maintains and adheres to the Storm Water Pollution Prevention Plan during the period of construction;
5. That the owner or designee must inspect the site at least once every 7 calendar days or every 14 calendar days and within 24 hours of the end of a storm event that exceeds 0.25 inches or snowmelt that generates runoff. A properly maintained rain gauge must be kept on the site. Inspection reports must be submitted to the Planning Director every month during construction;
6. 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;
7. That all natural drainage ways and paths be continually maintained;
8. That sediment from the site is contained in such a manner that sediment does not leave the site. If sediment does leave the site, it is the responsibility of the applicant fix;
9. That failure of the owner or designee to submit Inspection Reports, as required, shall result in the immediate issuance of a Stop Work Order and a review by the Planning Commission to determine if all Conditions of Approval are being met;
10. That a Building Permit be obtained for any structure exceeding 144 square feet or permanently anchored to the ground, which includes the necessary site plans to be reviewed and approved by the Planning Director;
11. 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;
12. That the disturbed areas be re-vegetated as required in § 507(A)(5)(c) of the PCZO;

13. That if the applicant does not start construction within one (1) year from the approval of the extension for Construction Permit / CP 18-04, the permit will end and the applicant will have to reapply for a Construction Permit;
14. That the applicant sign a Statement of Understanding within ten (10) business days of approval; and,
15. That this Construction Permit be reviewed in ten (10) months, or as directed by the Planning Director.

Commissioner Drewes left the meeting at 10:26 a.m.

Commissioner Drewes returned to the meeting at 10:28 a.m.

Commissioner Rivers left the meeting at 10:29 a.m.

18. CONSTRUCTION PERMIT REVIEW / CP 19-02: Site Work Specialists, Inc. To review constructing a graveled access road to and onto the subject property, to include minimal tree removal, grading, gravel, seeding, and culverts, and to add a common utility trench for power and communications.

NE1/4NE1/4, Section 7, T1N, R7E, BHM, Pennington County, South Dakota.

(Continued from the March 11, 2019, Planning Commission meeting.)

Sack stated Staff recommended the Planning Director continue the review of Construction Permit / CP 19-02 until such time that erosion and sediment controls are implemented on the property with the following twelve (12) conditions:

1. That erosion control measures are implemented *immediately* and maintained until the site has been revegetated in accordance with § 507(A)(5)(c) of the Pennington county Zoning Ordinance (PCZO);
2. That all erosion control measures submitted with the Construction Permit application be implemented prior to the Stop Work Order being lifted;
3. That the applicant continually maintains and adheres to the Storm Water Pollution Prevention Plan;
4. That the owner or designee must inspect the site at least once every 7 calendar days or every 14 calendar days and within 24 hours of the end of a storm event that exceeds 0.25 inches or snowmelt that generates runoff. A properly maintained rain gauge must be kept on the site. Inspection reports must be submitted by the contractor to the Planning Director every month during construction;
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 all natural drainage ways and paths be continually maintained;
7. That failure of the owner or designee to submit Inspection Reports, as required, shall result in the immediate issuance of a Stop Work Order and a review by the Planning Director to determine if all Conditions of Approval are being met;
8. That a Building Permit be obtained for any structure exceeding 144 square feet or permanently anchored to the ground, which includes the necessary site plans to be reviewed and approved by the Planning Director;
9. 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;
10. That the disturbed areas be re-vegetated as required in § 507(A)(5)(c) of the PCZO;
11. That the applicant and the landowner sign a Statement of Understanding within ten (10) business days of approval of Construction Permit / CP 19-02, which is available at the Planning Office; and,
12. That this Construction Permit be reviewed at the June 24, 2019, Planning Commission meeting, or as directed by the Planning director to insure that that applicants are meeting all conditions.

Commissioner Rivers returned to the meeting at 10:32 a.m.

19. CONSTRUCTION PERMIT / CP 19-06: Pat and Emily Rowe. To excavate for a pond and to use the dirt to level an area for a future barn.

PT Ray Smith Placer MS 995 S of HWY, Ray Smith Placer MS 995, Section 15, T1S, R4E, BHM, Pennington County, South Dakota.

Sack stated Staff recommended the Planning Director approve Construction Permit / CP 19-06 with the following eleven (11) conditions:

1. That erosion control measures are maintained until the site has been revegetated in accordance with § 507(A)(5)(c) of the PCZO;
2. That the owner or designee must inspect the site at least once every 7 calendar days or every 14 calendar days and within 24 hours of the end of a storm event that exceeds 0.25 inches or snowmelt that generates runoff. A properly maintained rain gauge must be kept on the site. Inspection reports must be submitted to the Planning Director every month during construction;

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 all natural drainage ways and paths be continually maintained;
 5. That sediment from the site is contained in such a manner that sediment does not leave the site. If sediment does leave the site, it is the responsibility of the applicant fix;
 6. That failure of the owner or designee to submit Inspection Reports, as required, shall result in the immediate issuance of a Stop Work Order and a review by the Planning Commission to determine if all Conditions of Approval are being met;
 7. That a Building Permit be obtained for any structure exceeding 144 square feet or permanently anchored to the ground, which includes the necessary site plans to be reviewed and approved by the Planning Director;
 8. 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;
 9. That the disturbed areas be re-vegetated as required in § 507(A)(5)(c) of the PCZO;
 10. That the applicant sign a Statement of Understanding within ten (10) business days of approval; and,
 11. That this Construction Permit be reviewed in six (6) months or as directed by the Planning Director.
20. CONSTRUCTION PERMIT / CP 19-07: Fatter Boys, LLC / Bob Fuchs. To add fill and grade a low spot on the subject property.

Lot 1-3 less Lot 1A of Spring Creek Palisades, Section 21, T1S, R5E, BHM, Pennington County, South Dakota.

Sack stated Staff recommended the Planning Director approve Construction Permit / CP 19-07 with the following thirteen (13) conditions:

1. That erosion control measures are maintained until the site has been revegetated in accordance with § 507(A)(5)(c) of the PCZO;
2. That the applicant obtain an approved Floodplain Development Permit prior to Construction Permit 19-07 being approved by the Planning Director;

3. That the owner or designee must inspect the site at least once every 7 calendar days or every 14 calendar days and within 24 hours of the end of a storm event that exceeds 0.25 inches or snowmelt that generates runoff. A properly maintained rain gauge must be kept on the site. Inspection reports must be submitted to the Planning Director every month during construction;
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 all natural drainage ways and paths be continually maintained;
6. That the Spring Creek drainage is not negatively impacted;
7. That sediment from the site is contained in such a manner that sediment does not leave the site. If sediment does leave the site, it is the responsibility of the applicant fix;
8. That failure of the owner or designee to submit Inspection Reports, as required, shall result in the immediate issuance of a Stop Work Order and a review by the Planning Commission to determine if all Conditions of Approval are being met;
9. That a Building Permit be obtained for any structure exceeding 144 square feet or permanently anchored to the ground, which includes the necessary site plans to be reviewed and approved by the Planning Director;
10. 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;
11. That the disturbed areas be re-vegetated as required in § 507(A)(5)(c) of the PCZO;
12. That the applicant sign a Statement of Understanding prior to CP 19-07 approval; and,
13. That this Construction Permit be reviewed in six (6) months, or as directed by the Planning Director.

END OF CONSTRUCTION PERMIT AGENDA

Moved by Marsh and seconded by Johnson to recess. All voting aye, the Motion carried 7 to 0.

Moved by Marsh and seconded by Rivers to reconvene. All voting aye, the Motion carried 7 to 0.

21. ORDINANCE AMENDMENT / OA 19-01: Pennington County. To consider the amendment / adoption of the Comprehensive Plan.

(Continued from the May 13, 2019, Planning Commission meeting.)

Conover reviewed that this is an Ordinance Amendment to amend/adopt the Pennington County Comprehensive Plan.

Discussion followed.

Moved by Johnson and seconded by Runde to have the consultant, Matrix, Inc., submit additional information for Chapter 11 of the Draft Comprehensive Plan in order to provide an overview on how it was compiled.

All voting aye, the Motion carried 7 to 0.

Discussion continued.

Moved by Marsh and seconded by Runde to approve recommended changes to portions of the Comprehensive Plan for Ordinance Amendment / OA 19-01.

All voting aye, the Motion carried 7 to 0.

Moved by Johnson and seconded by Marsh to continue Ordinance Amendment / OA 19-01 to the June 10, 2019, Planning Commission meeting.

All voting aye, the Motion carried 7 to 0.

22. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the May 13, 2019, Planning Commission meeting.

23. ITEMS FROM THE PUBLIC

No motions or actions were taken at this time.

24. ITEMS FROM THE STAFF

A. Ordinance Officer Interviews. Conover informed the Planning Commission to contact staff, if they are interested in sitting in on interviews for the Ordinance Officer on May 30th and June 6th.

- B. Planning Commission Membership Interviews. Conover stated the Planning Commission membership interviews are scheduled for May 29th and the Board of Commissioners will make the final decision.
- C. Recreational Vehicles Used as Temporary Living Quarters While Building. Conover spoke of Conditional Use Permits and Recreational Vehicles used as temporary living quarters while building.
- D. Layout Plats. Conover discussed Conditions of Approval for Layout Plats.

25. ITEMS FROM THE MEMBERSHIP

There were no items from the membership.

26. ADJOURNMENT

Moved by Marsh and seconded by Rivers to adjourn.

All voting aye, the Motion carried 7 to 0.

The meeting adjourned at 11:57 a.m.

Travis Lasseter, Chairperson