

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**January 27, 2020 @ 9:00 a.m.**

County Commissioners' Meeting Room - Pennington County Administration Building

Recommendations of the Planning Commission on certain items from this agenda will be considered by the Board of Commissioners at their regular meeting on February 4, 2020, at 10:30 a.m. The Planning Commission utilizes Speaker Request Forms, which are available in the Commission Chambers during the meeting.

ROLL CALL

1. APPROVAL OF THE JANUARY 13, 2020, MINUTES
2. APPROVAL OF THE AGENDA

**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 14-01:** PLM Investments LLC; Mary L. Riss. To review a single-wide mobile home, as single-family residence, to be located on each of the subject properties in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 1 of Lot A of Lot 12; Lot 2 of Lot A of Lot 12; and Lot 3 of Lot A of Lot 12, Plateau Subdivision, Section 10, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 14-01 with conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 17-27:** Beverly Sears. To review an existing 12' x 12' structure to be used as a single-family residence in a Suburban Residential District in accordance with Sections 204, 208, and 510 of the Pennington County Zoning Ordinance.

Lots 22-23, Block, 8, Silver City Subdivision, Section 31, T2N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 17-27 with conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 18-45:** Caputa Community Cemetery. To review a community cemetery in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

All, Caputa Community Cemetery, Section 36, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend to continue the review of Conditional Use Permit / CU 18-45 with one (1) condition.

6. **CONDITIONAL USE PERMIT REVIEW / CU 18-46:** Brady and Liana Wolfe. To review a Guest House on the subject property in a Low Density Residential District in accordance with Sections 207, 318, and 510 of the Pennington County Zoning Ordinance.

Lot A Revised, Woodland Valley Subdivision, Section 15, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 18-46 with conditions.

7. **CONDITIONAL USE PERMIT REVIEW / CU 18-47:** Kevin and Crystal McKinstry. To review an accessory structure, shed, prior to a principle structure in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lot 20, Block 1, Mesa View Estates Subdivision #1, Section 12, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 18-47 with conditions.

8. **MINOR PLAT / MPL 19-45:** Duane and Margaret Gaulke. To combine lots to create Lot 18R of Gold Mountain Subdivision in accordance with Section 400.3 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 17 and Lot 18 of Gold Mountain, Section 14, T1S, R4E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 18R of Gold Mountain, Section 14, T1S, R4E, BHM, Pennington County, South Dakota

To recommend approval of Minor Plat / MPL 19-45 with conditions.

9. **CONDITIONAL USE PERMIT / CU 19-35:** Shirley Brownell / Robert Brownell. To allow three seasonal rental cabins and to allow the existing single-family residence to be used as a caretaker/manager's residence in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

N1/2SE1/4NE1/4, Section 22, T1S, R6E, BHM, Pennington County, South Dakota.

To recommend denial without prejudice of Conditional Use Permit / CU 19-35 with the applicant's concurrence.

10. **REZONE / RZ 19-18**: Gorden and Jennifer Sabo. To rezone 40.00 acres from General Agriculture District to Limited Agriculture District in accordance with Sections 205, 206, and 508 of the Pennington County Zoning Ordinance.

NE1/4SE1/4, Section 8, T2S, R7E, BHM, Pennington County, South Dakota.

To recommend denial without prejudice of Rezone / RZ 19-18 with the applicant's concurrence.

#### **END OF CONSENT AGENDA**

11. **MINING PERMIT / MP 20-01**: H & H Land Company #2, LLC / Pat Hall. To allow the extraction sand, gravel, and other rock material to be crushed and hauled off-site, to include stock piling of top soil.

NE1/4NE1/4, S1/2N1/2, S1/2, Section 13, T1S, R9E; W1/2NE1/4, SE1/4NE1/4, E1/2W1/2, SE1/4, Lots 1, 2, 3, and 4, Section 7, T1S, R10E; All of Section 25, T1S, R9E, All of Section 24, T1S, R9E; NE1/4NW1/4, E1/2SW1/4, SE1/4, Lots 1, 3, and 4, Section 19, T1S, R10E; SE1/4NW1/4; GL 2, Section 19, T1S, R10E; PT GL 2; GL 3-4; SE1/4SW1/4, Section 18, T1S, R10E; E1/2NE1/4, Section 26, T1S, R9E, BHM, Pennington County, South Dakota.

12. **MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 19-09**: Donna Hartshorn. To amend an existing Planned Unit Development Overlay to allow for seasonal commercial recreation and amusement structures to include racetracks, miniature golf, paintball, arcade games, and to allow five (5) lighted, on-premise signs to be located within 1,500 feet of a residential district and/or dwelling unit in accordance with §213 of the Pennington County Zoning Ordinance.

Lot 4 of Tract E of Government Lot 2 of NW1/4SE1/4, NE1/4SW1/4 and SW1/4SE1/4; and NE1/4SE1/4 less Lot 1, Tract D of NW1/4SE1/4 less Lot 1, all located in Section 3, T1S, R7E, BHM, Pennington County, South Dakota.

#### **CONSTRUCTION PERMIT AGENDA**

The following items have been placed on the Construction Permit Agenda to be heard for public comment and will not be voted on by the Planning Commission. Any Planning Commissioner, staff member, or audience member may comment on any of the items. Comments received will be considered by the Planning Director who will make the final decision on the Construction Permit.

13. **CONSTRUCTION PERMIT / CP 20-01**: H & H Land Company #2, LLC / Pat Hall. To allow construction activities associated with a sand, gravel, and rock mining operation.

NE1/4NE1/4, S1/2N1/2, S1/2, Section 13, T1S, R9E; W1/2NE1/4, SE1/4NE1/4, E1/2W1/2, SE1/4, Lots 1, 2, 3, and 4, Section 7, T1S, R10E; All of Section 25, T1S, R9E, All of Section 24, T1S, R9E; NE1/4NW1/4, E1/2SW1/4, SE1/4, Lots 1, 3, and 4, Section 19, T1S, R10E; SE1/4NW1/4; GL 2, Section 19, T1S, R10E; PT GL 2; GL 3-4; SE1/4SW1/4, Section 18, T1S, R10E; E1/2NE1/4, Section 26, T1S, R9E, BHM, Pennington County, South Dakota.

14. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the January 13, 2020, Planning Commission meeting.

15. ITEMS FROM THE PUBLIC

16. ITEMS FROM THE STAFF

A. Comprehensive Plan "View to 2040" – Board of Commissioner's meeting.

17. ITEMS FROM THE MEMBERSHIP

18. ADJOURNMENT

**ADA Compliance: Pennington County fully subscribes to the provisions of the Americans with Disabilities Act. If you desire to attend this public meeting and are in need of special accommodations, please notify the Planning Department so that appropriate auxiliary aids and services are available.**