

**AGENDA**  
**PENNINGTON COUNTY PLANNING COMMISSION**  
**February 24, 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 March 3, 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 FEBRUARY 10, 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 13-24:** Dutch and Cerise VanLuyen. To review the transfer of a Vacation Home Rental in a General Agriculture District in accordance with Sections 205, 319, and 510 of the Pennington County Zoning Ordinance.

PT Sherman Placer #821 Lot A, Sherman Placer MS 821, Section 30, T1S, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the transfer of Conditional Use Permit / CU 13-24 with conditions.

4. **CONDITIONAL USE PERMIT REVIEW / CU 14-28:** Matt Cavenee. To review the transfer of a Vacation Home Rental in a General Agriculture District in accordance with Sections 205, 319, and 510 of the Pennington County Zoning Ordinance.

Lot 1, Custer Trails Subdivision #1, Section 22, T1N, R5E, BHM, Pennington County, South Dakota.

To recommend approval of the transfer of Conditional Use Permit / CU 14-28 with conditions.

5. **CONDITIONAL USE PERMIT AMENDMENT REVIEW / CU 15-01:** Sheri Tonner. To review an existing single-wide mobile home to be used as a permanent 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.

E1/2SW1/4NE1/4; E1/2W1/2SW1/4NE1/4; W1/2W1/2SE1/4 NE1/4; S1/2SE1/4 NW1/4NE1/4; SE1/4SW1/4NW1/4NE1/4; SW1/4SW1/4NE1/4 NE1/4, Section 16, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit Amendment / CU 15-01 with conditions.

6. **CONDITIONAL USE PERMIT / CU 20-02:** Sonquist, LLC; Rob Hammerquist. To allow an existing residence to be used as a Vacation Home Rental in a Low Density Residential District in accordance with Sections 207, 319, and 510 of the Pennington County Zoning Ordinance.

Lot H, Sonquist Acres Subdivision, Section 6, T1N, R6E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 20-02 with conditions.

7. **CONDITIONAL USE PERMIT / CU 20-03:** Scott and Janice Harris. To allow a multi-family dwelling in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

Lots 2-3 of Lot 5, Block 9, Eastern Acres Subdivision, Section 11, T1N, R8E, BHM, Pennington County, South Dakota.

To recommend approval of Conditional Use Permit / CU 20-03 with conditions.

8. **MINING PERMIT / MP 20-02:** Pennington County Highway Department. To excavate clay to be hauled off site.

Lot 2-4; SE1/4NW1/4, SW1/4NE1/4, W1/2SE1/4, E1/2SW1/4, Section 18, T1S, R7E, BHM, Pennington County, South Dakota.

To recommend approval of Mining Permit / MP 20-02 with conditions.

9. **MINING PERMIT / MP 20-03:** Pennington County Highway Department. To excavate and crush gravel to be hauled off site.

All Less PT HES #508, Section 21, T2N, R2E, and All Less PT HES #604, Section 28, T2N, R2E, BHM, Pennington County, South Dakota.

To recommend approval of Mining Permit / MP 20-03 with conditions.

**END OF CONSENT AGENDA**

10. CONDITIONAL USE PERMIT / CU 20-04: School House, LLC; Jessica Ginger – Agent. To allow an existing residence to be used as a Vacation Home Rental in a Low Density Residential District in accordance with Sections 207, 319, and 510 of the Pennington County Zoning Ordinance.
- Lot 2A (also in Section 6), Block 1, Spring Canyon Estates, Section 5, T1S, R7E, BHM, Pennington County, South Dakota.
11. LAYOUT PLAN / LPL 20-02: Gorden and Jennifer Sabo. To subdivide and create Lots 1, 2, and 3 of Hideaway Hills Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.
- EXISTING LEGAL: E1/2NE1/4; NE1/4SE1/4; NW1/4SE1/4, Section 8, T2S, R7E, BHM, Pennington County, South Dakota.
- PROPOSED LEGAL: Lots 1, 2, and 3 of Hideaway Hills Subdivision, Section 8, T2S, R7E, BHM, Pennington County, South Dakota.
12. REZONE / RZ 20-01: Gorden and Jennifer Sabo. To rezone 10.05 acres from General Agriculture District to Limited Agriculture District in accordance with Sections 205, 206, and 508 of the Pennington County Zoning Ordinance.
- Commencing at the East 1/4 corner of Section 8, T2S, R7E, BHM, Pennington County, South Dakota; THENCE (1) With the east line of said Section 8, South 01°57'40" West, 766.30 feet to the point of beginning; THENCE (2) Continuing with said east line, South 01°57'40" West, 564.87 feet; THENCE (3) Leaving said east line, North 87°46'47" West, 774.65 feet; THENCE (4) North 01°56'55" East, 564.94 feet; THENCE (4) South 87°46'28" East, 774.77 feet to the point of beginning. Said parcel contains 10.05 acres more or less. Section 8, T2S, R7E, BHM, Pennington County, South Dakota.
13. PUBLIC HEARING ON AMENDMENT OF PENNINGTON COUNTY COMPREHENSIVE PLAN - ORDINANCE AMENDMENT / OA 19-01: Pennington County. Comprehensive Plan “View to 2040” to amend and supersede Pennington County’s existing Comprehensive Plan.

### **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.

14. CONSTRUCTION PERMIT / CP 20-03: Pennington County Highway Department. To excavate, grade, stockpile, and reclamation work associated with mining activities.
- Lot 2-4; SE1/4NW1/4, SW1/4NE1/4, W1/2SE1/4, E1/2SW1/4, Section 18, T1S, R7E, BHM, Pennington County, South Dakota.

15. CONSTRUCTION PERMIT / CP 20-04: Pennington County Highway Department. To excavate, grade, stockpile, and reclamation work associated with mining activities.

All Less PT HES #508, Section 21, T2N, R2E, and All Less PT HES #604, Section 28, T2N, R2E, BHM, Pennington County, South Dakota.

16. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the February 10, 2020, Planning Commission meeting.

17. ITEMS FROM THE PUBLIC

18. ITEMS FROM THE STAFF

19. ITEMS FROM THE MEMBERSHIP

20. 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.**