

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
January 13, 2020 @ 9:00 a.m.

County Commissioners' Meeting Room - Pennington County Administration Building

Recommendations of the Planning Commission on items from this agenda will be considered by the Board of Commissioners at their regular meeting on January 21, 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 DECEMBER 16, 2019, 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 18-43:** Border States Paving. To review a temporary asphalt batch plant and contractor's storage area on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

NE1/4NE1/4 Less Lot H-1; N1/2NW1/4 Less Lot H-1, Section 12, T4S, R17E, BHM, Pennington County, South Dakota.

(Continued from the December 2, 2019, Planning Commission meeting.)

To recommend to end Conditional Use Permit / CU 18-43 with the applicant and landowner's concurrence.

4. **CONDITIONAL USE PERMIT / CU 19-36:** Black Hill Power; Kyle Young - Agent. To allow for an electrical utility substation on the subject property in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

All Except That Tract of Land Located in the SE Corner Being 33.01 ft x 233 ft, Section 19, T1N, R7E, BHM, Pennington County, South Dakota

To recommend approval of Conditional Use Permit / CU 19-36 with conditions.

5. **MINOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 19-07:** Lloyd and Catherine Marti. To allow a garage (accessory structure) prior to a principal structure on the subject property in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot 2, Block 1, Holy Cow Ranch Subdivision #2, Section 25, T1N, R8E, BHM, Pennington County, South Dakota

To recommend approval of Minor Planned Unit Development Amendment / PU 19-07 with conditions.

6. **MINOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 19-08:** Joel and Elizabeth Morris. To live in a Recreational Vehicle as temporary living quarters, while building a single-family residence on the subject property in accordance with Section 213 of the Pennington County Zoning Ordinance.

Lot 10, Block 4, Sunset Ranch Subdivision, Section 32, T2N, R10E, BHM, Pennington County, South Dakota

To recommend approval of Minor Planned Unit Development Amendment / PU 19-08 with conditions.

END OF CONSENT AGENDA

7. **PLANNED UNIT DEVELOPMENT REVIEW / PU 06-07:** Rapid City MHP, LLC. (Cimarron Mobile Home Park). To review a Planned Unit Development to allow a mobile home park in accordance with Section 213 of the Pennington County Zoning Ordinance.

Tract C of Lot B of NE1/4 NW1/4 less Pengra Subdivision, Section 17, T2N, R7E, BHM, Pennington County, South Dakota.

(Continued from the December 16, 2019, Planning Commission meeting.)

8. **LAYOUT PLAT / LPL 19-44:** 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: NE1/4SE1/4, 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.

9. CONDITIONAL USE PERMIT / CU 19-34: Lloyd and Pamala LaCroix. To allow an existing residence to be used as 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-B, Elkhorn Mountain View Estates, Section 32, T1S, R5E, BHM, Pennington County, South Dakota.

10. REZONE / RZ 19-17 AND COMPREHENSIVE PLAN AMENDMENT / CA 19-17: David and Mary Grover. To rezone 12.83 acres from General Agriculture District to Low Density Residential District and to amend the Pennington County Comprehensive Plan to change the Future Land Use from Planned Unit Development Sensitive to Low Density Residential District in accordance with Sections 205, 207, 213, and 508 of the Pennington County Zoning Ordinance.

Lot 1, Buzmar Subdivision, Section 32, T1S, R5E, BHM, Pennington County, South Dakota.

11. CONDITIONAL USE PERMIT / CU 18-38: Daniel Johnson, Highmark Properties, LLC. To allow a Specialty Resort in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

Lot A of Lot 1 less of Highway 385, Walker Placer MS 551, Section 12, T2S, R4E, BHM, Pennington County, South Dakota.

12. MOTION TO SCHEDULE A HEARING OF THE 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.

13. CONSTRUCTION PERMIT / CP 19-20: Black Hills Power. To construct an access road and to grade a site for a proposed electric utility substation.

All Except That Tract of Land Located in the SE Corner Being 33.01 ft x 233 ft, Section 19, T1N, R7E, BHM, Pennington County, South Dakota.

14. CONSTRUCTION PERMIT / CP 19-21: Dakota Stone Mining & Stone Supply / James Dean. To allow construction activities associated with the expansion of the Upper Spring Creek Mine.

All of Section 3, T2S, R3E, BHM, Pennington County, South Dakota.

15. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the December 2, 2019, and December 16, 2019, Planning Commission meetings.

16. ITEMS FROM THE PUBLIC

17. ITEMS FROM THE STAFF

- A. Building Permit Report.
- B. Cody Schad – Construction Permit / Mining Permit.

18. ITEMS FROM THE MEMBERSHIP

19. 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.