

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
March 9, 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 17, 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 24, 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 18-03:** Lisa Tutsch / Tracy Tabiaddon.
To review a shop building to be used as temporary living quarters while building a single-family residence on the subject property in a Limited Agriculture District in accordance with Sections 206 and 510 of the Pennington County Zoning Ordinance.

SW1/4NE1/4NE1/4, Section 18, T2N, R11E, BHM, Pennington County, South Dakota.

To recommend to end Conditional Use Permit / CU 18-03 with the applicants' concurrence.

4. **CONDITIONAL USE PERMIT REVIEW / CU 19-02:** Greg and Angelina Anderson.
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 8, Block 2, Whispering Pines Subdivision, Section 32, T1N, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 19-02 with conditions.

5. **CONDITIONAL USE PERMIT / CU 19-01:** Terry Sayler. To allow for a Vacation Home Rental on the subject property in a Low Density Residential District in accordance with Sections 207, 319, and 510 of the Pennington County Zoning Ordinance.

Lot A, Miller Subdivision #2, Section 15, T2N, R6E, BHM, Pennington County, South Dakota.

To recommend to continue Conditional Use Permit / CU 19-01 to the March 23, 2020, Planning Commission meeting with five (5) conditions.

6. **CONDITIONAL USE PERMIT / CU 19-33:** Robert Livingston; K.W. Lindsay – Owner. To allow a Recreational Vehicle Park on the subject property to include RV sites, a gas station, a convenience store, and a bar in a Highway Service District in accordance with Sections 210, 306, and 510 of the Pennington County Zoning Ordinance.

Tract Lake of SW1/4SW1/4 of Section 27 and SE1/4 of Section 28, Section 27, T2N, R5E, BHM, Pennington County, South Dakota.

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

To recommend to continue Conditional Use Permit / CU 19-33 until no later than the May 18, 2020, Planning Commission meeting in order for Staff to receive all of the information to satisfy the requirements under Section 306 which includes, but is not limited to, a construction time schedule, SDDOT Approach Permit, onsite wastewater treatment system plan, and an approved Water Right Permit with one (1) condition.

7. **MINING PERMIT REVIEW / MP 19-03:** Cody Schad. To review the removal of gypsum to be hauled off site.

Lot 3R, Marvin Subdivision, Section 16, T2N, R7E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Mining Permit / MP 19-03 with conditions.

END OF CONSENT AGENDA

8. **LAYOUT PLAN / LPL 20-03:** Chuck Voorhees. To create Lots A and B of Whispering Wind Subdivision in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 1, Whispering Wind Subdivision, Section 27, T1S, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lots A and B, Whispering Wind Subdivision, Section 27, T1S, R5E, BHM, Pennington County, South Dakota.

9. 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.

(Continued from the February 24, 2020, Planning Commission meeting.)

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

10. MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 20-01: Dennis Tuschen. To amend an existing Planned Unit Development to allow an existing residence to be used as a Vacation Home Rental in accordance with Sections 213 and 319 of the Pennington County Zoning Ordinance.

Tract 2, Bell Pine Subdivision, Section 27, T2N, R3E, 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.

11. CONSTRUCTION PERMIT / CP 20-05: RCS Construction. To replace rip rap, soil, and rock to restored washed out banks and bridge abutments with the Hart Ranch Golf Course.

Hart Ranch Golf Course Parcel Less Village On The Green Subdivision, Less Village On The Green #2 Subdivision and Less Platted Private Drives located in Sections 11, 12 and 13, Hart Ranch Development Subdivision, Section 11, T1S, R7E, BHM, Pennington County, South Dakota.

12. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission's recommendations from the February 24, 2020, Planning Commission meeting.

13. ITEMS FROM THE PUBLIC

14. ITEMS FROM THE STAFF

A. Building Permit Report.

15. ITEMS FROM THE MEMBERSHIP

16. 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.