

**DRAFT MINUTES  
PENNINGTON COUNTY PLANNING COMMISSION  
May 13, 2024 @ 9:00 a.m.**

County Commissioners' Meeting Room - Pennington County Administration Building

MEMBERS PRESENT: Karen McGregor, Jim Coleman, Kevin Burton, Mikal Lewis, Kevin Kuehn, and Gary Drewes.

STAFF PRESENT: Brittney Molitor, Jason Theunissen, Christine Phillip, Cody Sack, Kelsey Rausch, Jeri Ervin, and Alexa Moeller (SAO).

ROLL CALL

1. APPROVAL OF THE APRIL 22, 2024, MINUTES  
**Moved by Coleman and seconded by Lewis to approve the Minutes of the April 22, 2024, Planning Commission meeting. Vote: unanimous 6 to 0.**
2. APPROVAL OF THE AGENDA  
**Moved by Burton and seconded by Lewis to approve the Agenda of the May 13, 2024, Planning Commission meeting. Vote: unanimous 6 to 0.**
3. APPROVAL OF THE CONSENT AGENDA  
**Moved by McGregor and seconded by Coleman to approve the Consent Agenda of the May 13, 2024, Planning Commission meeting, with the removal of Item #10. Vote: unanimous 6 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, on certain items from this agenda, are recommendations to the Pennington County Board of Commissioners who will make the final decision.

4. **CONDITIONAL USE PERMIT REVIEW / CUR 18-01**: Ron Weifenbach. To review seasonal retail sales of Class C fireworks in a Commercial District in accordance with the Pennington County Zoning Ordinance.

All, Block 8, Harney Peak View Addition, Section 9, T1N, R8E, BHM, Pennington County, South Dakota.

**To approve of Conditional Use Permit Review / CUR 18-01 with the following ten (10) conditions:**

1. **That the proposed use be limited to seasonal retail sales of Class C fireworks;**
2. **That the sale of fireworks be limited to June 27<sup>th</sup> thru July 5<sup>th</sup> and December 28<sup>th</sup> thru January 1<sup>st</sup> of each year from the hours of 7 a.m. to 12 a.m.;**

3. That a minimum of 21 parking spaces be provided, each parking space must be a minimum of 9 feet x 18 feet and be maintained in a dust free manner;
4. That a minimum of 1 port-a-potty be available to the public and be accessible for pumping and or removal when necessary, if the existing facilities in the structure are not accessible by the public;
5. That the applicant provides adequate security, fire protection, and a phone available to the public in case of an emergency;
6. That no parking be located within the right-of-way of School Drive and Jolly Lane;
7. That the applicant obtains approved Sign Permits prior to any signs being placed on the property, in accordance with § 312 of the Pennington County Zoning Ordinance (PCZO);
8. That the applicant obtains all necessary permits/licenses from other governing bodies for operation of the Class C Fireworks, including, but not limited to: approval from the South Dakota State Fire Marshal's office and a Sales Tax License from the South Dakota Department of Revenue;
9. That temporary structures (which may require temporary Building Permits), such as tents and port-a-potties, only be erected when needed and not on a permanent basis; and,
10. That this Conditional Use Permit be reviewed at the second Planning Commission meeting in May 2025 to verify that all necessary Permits have been obtained from the State of South Dakota pertaining to the sale of Class C Fireworks, on a complaint basis, or as directed by the Pennington County Planning Commission or Board of Commissioners to ensure compliance with the PCZO, Conditions of Approval, and state law.

**Vote: unanimous 6 to 0.**

5. **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 an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Lot 6, Block 3, Pactola Estates, Section 17, T1N, R5E, BHM, Pennington County, South Dakota.

**To end Conditional Use Permit Review / CUR 18-09 with the applicant's concurrence.**

**Vote: unanimous 6 to 0.**

6. **CONDITIONAL USE PERMIT REVIEW / CUR 18-14**: All American Sales; Doug Bellinger. To review seasonal retail sales of Class C Fireworks in a Heavy Industrial District in accordance with the Pennington County Zoning Ordinance.

Lots A and B of Tract B of SW1/4 Less Lot H3 of said Lot B, including Lot H2 of Tract B, Section 27, T2N, R8E, BHM, Pennington County, South Dakota.

**To approve of Conditional Use Permit Review / CUR 18-14 with the following thirteen (13) conditions:**

1. **That prior to operation, the applicant submits all necessary permits/licenses from other governing bodies for operation of the Class C Fireworks, including, but not limited to: written approval from the South Dakota State Fire Marshal's office and a Sales Tax License from the South Dakota Department of Revenue;**
2. **That the address, 4707 South Interstate 90 Service Road, Unit 1 and Unit 2, be posted in accordance with Pennington County Ordinance #20;**
3. **That the proposed use be limited to: seasonal retail sales of Class C fireworks;**
4. **That the sale of fireworks be limited to June 1st to July 5th of each year and from the hours of 7 a.m. to 12 a.m.;**
5. **That a minimum of 25 parking spaces be provided on-site, each parking space must be a minimum of 9 feet x 18 feet and be maintained in a dust free manner;**
6. **That a minimum of one (1) port-a-potty be available to the public and be accessible for pumping and/or removal when necessary, if the existing facilities in the structure are not accessible by the public;**
7. **That the applicant ensures the safety of the customers by providing adequate security, fire protection, and a phone available to the public in case of an emergency;**
8. **That no parking be along the frontage road;**
9. **That the applicant obtains approved Sign Permits prior to any signs being placed on the property, in accordance with section 312 of the Pennington County Zoning Ordinance (PCZO);**
10. **That temporary structures (which may require temporary Building Permits), such as tents and port-a-potties, only be erected when needed and not on a permanent basis;**

11. That no hot work (any activity or process that involves open flames or that generates sparks or heat) occurs in the same building when fireworks are present;
12. That no fireworks be stored on the subject property outside of May 1st – July 15th of each year; and,
13. That this Conditional Use Permit be reviewed at the second Planning Commission meeting in May 2025 to verify that all necessary Permits have been obtained from the State of South Dakota pertaining to the sale of Class C Fireworks, on a complaint basis, or as directed by the Pennington County Planning Commission or Board of Commissioners to ensure compliance with the PCZO, Conditions of Approval, and state law.

**Vote: unanimous 6 to 0.**

7. **CONDITIONAL USE PERMIT REVIEW / CUR 21-67:** Kelley and Kasey Kurtz. To review living in a double-wide mobile home, while building a single-family residence on the subject property and then the double-wide mobile home will be removed from the property in accordance with the Pennington County Zoning Ordinance.

Lot 10, Collins Addition, Section 20, T2N, R5E, BHM, Pennington County, South Dakota.

**To end Conditional Use Permit Review / CUR 21-67 with the applicant's concurrence, as the double-wide mobile home has been removed.**

**Vote: unanimous 6 to 0.**

8. **CONDITIONAL USE PERMIT REVIEW / CUR 22-47:** Travis Crisman. To review a contractor's storage yard in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Also in Section 32, T1S, R4E, HES #306 of Section 5, T2S, R4E, BHM, Pennington County, South Dakota.

**To approve of Conditional Use Permit Review / CUR 22-47 with the following thirteen (13) conditions:**

1. That a Building Permit be obtained for any structure exceeding 144 square feet or permanently anchored to the ground, which will require a site plan to be reviewed and approved by the Planning Director;
2. That an address be posted at the entrance to the storage yard in accordance with Ordinance #20;
3. That dust control measures be implemented to reduce the amount of dust from trucks and equipment leaving and entering the storage yard;

4. That any bulk chemicals, fuel, and liquid refuse stored on the site have secondary containment;
5. That any lighting to be installed is maintained to minimize spillage of light outside of the area, so as not to create a nuisance. Lighting must be effectively shielded to prevent beams or rays from being directed towards any portion of the traveled ways and must not be of such intensity or brilliance as to cause glare or impair the vision of any motor vehicle drivers;
6. That the minimum number of required parking spaces shall be provided in accordance with Pennington County Zoning Ordinance (PCZO) § 310(A)(t), which requires parking or storage for all vehicles used directly in the conduct of such industrial use, plus one parking space for every three employees on the premise at maximum employment on a single shift;
7. That erosion control measures be implemented to prevent sediment leaving the site;
8. That the property remains free of junk and debris at all times;
9. That upon completion of the project, all equipment, structures, and stockpiles associated with the storage yard be removed;
10. That the site be revegetated as required by PCZO § 507(N);
11. That all-natural drainage paths be continually maintained;
12. That the Planning Director may allow additional uses, which are consistent with the uses approved in this permit. Significant changes in the use or impacts on adjacent lands shall require an amendment to this permit; and,
13. That this Conditional Use Permit be reviewed on a complaint basis, or as directed by the Pennington County Planning Commission or Board of Commissioners to ensure compliance with the PCZO and Conditions of Approval.

**Vote: unanimous 6 to 0.**

9. **CONDITIONAL USE PERMIT REVIEW / CUR 23-09:** Brian and Jennifer Feistner. To review a Vacation Home Rental on the subject property in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot B, Kjerstad Addition, Section 30, T1S, R5E, BHM, Pennington County, South Dakota.

**To approve of Conditional Use Permit Review / CUR 22-09 with the following sixteen (16) conditions:**

1. That the maximum overnight occupancy, based on the South Dakota Department of Agriculture and Natural Resources (SD DANR), be limited to

**ten people and the maximum daytime occupancy be limited to twenty people, per Pennington County Zoning Ordinance (PCZO) § 319(F)(13);**

- 2. That if an addition is constructed on the single-family residence and/or the on-site wastewater treatment system is upgraded in the future, this Conditional Use Permit be reviewed so that the maximum occupancy may be adjusted accordingly, which will require approval from DANR;**
- 3. That the use of open fires, fireworks, charcoal burning grills, gas fired grills, or other devices shall not be allowed without permission from the Property Manager or Owner;**
- 4. That the applicant provide the phone number and/or internet site address to clients, so they may be made aware of the current day's fire conditions and restrictions, as pertaining to the use of a fire pit or any other burning.**
- 5. That the applicant continually maintains current licenses with the South Dakota Department of Health (Vacation Home License), the Department of Revenue (Sales Tax License), and South Dakota Department of Wildland Fire (Campfire Permit) and that copies of these licenses be provided to the Planning Department prior to operation of the Vacation Home Rental;**
- 6. That the applicant maintains 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;**
- 7. That a minimum of one off-street parking space per bedroom 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 an interior informational sign be posted in accordance with the requirements of PCZO § 319(G), with 9-1-1 and contact information listed for the local Fire Department and Sheriff's Office, during operation of the Vacation Home Rental;**
- 9. That the lot address (23938 Highway 385) continue to be posted on the residence at all times and that it also be posted on a sign where the driveway intersects Highway 385, in accordance with Pennington County Ordinance #20;**
- 10. That the applicant ensures the Vacation Home Rental is continually operated in accordance with the requirements of PCZO § 319(F) (Performance Standards) at all times;**
- 11. That if the person designated as the Local Contact is ever changed from Shane Binger, the interior informational sign be updated and the applicant re-notify the Planning Department and surrounding landowners within 500 feet via notices sent by First Class Mail;**

12. 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;
13. That an approved Sign Permit be obtained prior to the placement of any sign(s);
14. That an approved Building Permit be obtained for any future 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;
15. That the basement be for recreational activities or storage only.
16. That this Conditional Use Permit be reviewed in three 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.

**Vote: unanimous 6 to 0.**

11. **CONDITIONAL USE PERMIT REVIEW / CUR 23-23**: Ryan and Rhonda Kelly. To review an Accessory Dwelling Unit in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

S1/2SE1/4NE1/4, Section 27, T1N, R6E, BHM, Pennington County, South Dakota.

**To end Conditional Use Permit / CUR 23-23 with the applicant's concurrence.**

**Vote: unanimous 6 to 0.**

12. **CONDITIONAL USE PERMIT REVIEW / CUR 23-38**: Peaceful Valley Hideaway, LLC (William and Valerie Landis); Connor Donohoe - Agent. To review a Vacation Home Rental in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot C of Lot 2, New York Subdivision, Section 24, T2N, R5E, BHM, Pennington County, South Dakota.

**To approve of Conditional Use Permit Review / CUR 23-38 with the following seventeen (17) conditions:**

1. That the entire multi-family residence only be used as one rental; separate rentals of the main level and basement are prohibited;
2. That the maximum overnight occupancy, based on the South Dakota Department of Agriculture and Natural Resources (SD DANR) approval, be limited to ten (10) people and the maximum daytime occupancy be limited to twenty (20) people, per Pennington County Zoning Ordinance (PCZO) Section 319(F)(13);

3. That all necessary permits are obtained prior to any additions and/or alterations to the structure or upgrades/alterations to the On-Site Wastewater Treatment System;
4. That the applicant obtains proper permits prior to utilizing a fire pit on the subject property and all fire restrictions be followed at all times. A copy of said permit shall be filed with the Conditional Use Permit file at the Pennington County Planning Department;
5. That the applicant provides the phone number and/or internet site address to clients, so they may be made aware of the current day's fire conditions and restriction, as pertaining to the use of a fire pit;
6. That each review of Conditional Use Permit / CU 23-38, be subject to PCZO Section 511(Q), which includes a \$100 fee per review;
7. That the applicants 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;
8. That the applicant maintains 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;
9. That a minimum of five (5) off-street parking space(s) be provided on-site, per Pennington County Zoning Ordinance (PCZO) Section 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;
10. That an interior informational sign be updated and posted in accordance with the requirements of PCZO Section 319(G), with 9-1-1 and contact information of the Pennington County Sheriff Department and the nearest Fire Department respectively, during operation of the Vacation Home Rental, per Section 319(G)(1)(n);
11. That the lot address (12987 Bogus Jim Road) be continually posted on the residence at all times and where the driveway meets Bogus Jim Road so it is clearly visible from both directions of travel on Bogus Jim Road in accordance with Pennington County Ordinance #20;
12. That the applicant ensure the Vacation Home Rental is continually operated in accordance with the requirements of PCZO Section 319(F) (Performance Standards) at all times;
13. That if the person designated as the Local Contact is ever changed, from J&J Hospitality, the interior informational sign be updated and the applicant re-notify the Planning Director and surrounding landowners within 500 feet via notices sent by First Class Mail;



14. 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;
15. That an approved Sign Permit be obtained prior to the placement of any sign(s);
16. 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;
17. That this Conditional Use Permit be reviewed in one year, 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.

**Vote: unanimous 6 to 0.**

13. **PLANNED UNIT DEVELOPMENT OVERLAY REVIEW / PU 22-17:** David Allard. To review a Planned Unit Development Overlay for a mixed-use structure, a mobile home park, and a multiple-family dwelling in a Commercial District in accordance with the Pennington County Zoning Ordinance.

Lot 1 of Lot D of SW1/4SE1/4 and RR Right-of-Way Across Lot 1, Subdivision of Section 31, 2N-6E, Section 31, T2N, R6E, BHM, Pennington County, South Dakota.

**To approve of Planned Unit Development Overlay Review / PUR 22-17 with the following thirteen (13) conditions:**

1. That the mobile home park has a maximum of seven mobile home spaces, one mixed-use structure, and one multiple family dwelling;
2. That an approved Floodplain Development Permit be obtained prior to any disturbance or placement of structures within the boundaries of the Special Flood Hazard Area or Floodway;
3. That this Planned Unit Development Overlay be amended prior to any expansion of uses or the addition of any single-wide mobile homes exceeding the maximum allowed spaces;
4. That the address (12350 W. Highway 44) be clearly posted at the driveway so it is visible from both directions of travel on Highway 44, in accordance with Pennington County Ordinance #20;
5. That an approved Building Permit be obtained for any structure(s) exceeding 144 square feet or permanently anchored to the ground;

6. That the multiple-family dwelling meet the requirements of Pennington County Zoning Ordinance (PCZO) § 303;
7. That all mobile homes meet the requirements of PCZO § 304;
8. That the mobile home park meets the requirements of PCZO § 305;
9. That no accessory structure, of any size, shall be used for sleeping, rental, living, vacation home rental, or the like without first amending this Planned Unit Development Overlay;
10. That the subject property remains free of debris and junk vehicles;
11. That the maximum number of people living on the subject property be limited to 24, unless the onsite wastewater treatment system (OSWTS) is upgraded, permitted, and approved by the State and County;
12. That State and County approval be required if any changes are made to the existing OSWTS, the system causes groundwater pollution, or wastewater from the system surfaces; and,
13. That this Planned Unit Development Overlay be reviewed 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.

**Vote: unanimous 6 to 0.**

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

10. CONDITIONAL USE PERMIT REVIEW / CUR 23-10: Nathan and Alexis Sobolewski. To review a grain bin to be utilized for food and beverage sales on the subject property in a Suburban Residential District in accordance with the Pennington County Zoning Ordinance.

Tract1A, Perman Addition, Section 32, T2S, R13E, BHM, Pennington County, South Dakota.

Commissioner Lewis requested this item be removed from the Consent Agenda for discussion.

Staff recommended approval of Conditional Use Permit Review / CUR 23-10 with fourteen (14) conditions.

Discussion followed.

**Moved by Lewis and seconded by Burton to approve of Conditional Use Permit Review / CUR 23-10 with the following fourteen (14) conditions:**

- 1. That the permitted use allows a grain bin to be utilized for the seasonal sale of food and beverages;**
- 2. That daily and event operations be conducted by owners, on-site managers, and staff as necessary;**
- 3. That the annual days of operation of the venue be allowed 7 days each week from May 1st through September 15th;**
- 4. That the hours of operation, for the requested use, shall be between 7:30 a.m. and 7:30 p.m. only;**
- 5. That the address (24685 Sobos Road) be posted on the grain bin and also where the driveway intersects Sobos Road, so it is clearly visible, in accordance with Pennington County Ordinance #20;**
- 6. That access to the site be only from a County approved approach and that no additional access be taken from Sobos Road;**
- 7. That a minimum of 8 parking spaces be provided on-site, each measuring a minimum of 9 feet by 18 feet and maintained in a dust-free manner in accordance with the Pennington County Zoning Ordinance (PCZO) §310(A)(9)(m);**
- 8. That wastewater be properly disposed of on a daily basis, at the OSWTS dump station located at 24500 Sobos Road;**
- 9. That prior to the placement of any on-premise or off-premise signs, the applicant must adhere to PCZO § 312;**
- 10. That any lighting to be installed is maintained to minimize spillage of light outside of the area, so as not to create a nuisance. Lighting must be effectively shielded to prevent beams or rays from being directed towards any portion of the traveled ways and must not be of such intensity or brilliance as to cause glare or impair the vision of any motor vehicle drivers;**
- 11. That prior to operation, the applicant obtains all necessary permits from other governing bodies for the operation, including, but not limited to, a South Dakota Department of Revenue Sales Tax License, Department of Health License, and a Beer and Wine License;**
- 12. That a Building Permit be obtained for any structure exceeding 144 square feet or permanently anchored to the ground, which will require a site plan to be reviewed and approved by the Planning Director;**

13. **That all natural drainage paths be continually maintained; and,**
14. **That this Conditional Use Permit be reviewed on a complaint basis, or as directed by the Pennington County Planning Commission or Board of Commissioners to ensure compliance with the PCZO, Conditions of Approval, and state law.**

**All voting aye, the Motion carried 6 to 0.**

14. LOT LINE ADJUSTMENT PLAN / COLAPL 24-0001: David and Barbara Fields. To combine two lots to create Lot 17R of Granite Point Subdivision in accordance with the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 17 and Lot 8, Granite Point Subdivision, Section 10, T2S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 17R, Granite Point Subdivision, Section 10, T2S, R6E, BHM, Pennington County, South Dakota.

Talmage reviewed the Staff Report indicating the applicant has applied for a Lot Line Adjustment Plan to combine two lots to create Lot 17R of Granite Point Subdivision.

Staff recommended approval of Lot Line Adjustment Plat / COLAPL 24-0001 with the following four (4) conditions:

1. That before filing the mylar at Register of Deeds, the Plat meet requirements of § 303 of the Subdivision Regulations;
2. That before filing the mylar at Register of Deeds, the plat contains the owner certificates for Private Maintenance of Facilities, per Section 1703 (A)(2);
3. That prior to filing the mylar at Register of Deeds, 8-foot utility and minor drainage easements be provided on the interior side of all lot lines; and,
4. That before filing the mylar at Register of Deeds, the Certifications on the Lot Line Adjustment Plat be in accordance with §§ 1701 and 1703 of the Pennington County Subdivision Regulations.

Discussion followed.

**Moved by Burton and seconded by Lewis to approve of Lot Line Adjustment Plat / COLAPL 24-0001 with the following four (4) conditions:**

1. **That before filing the mylar at Register of Deeds, the Plat meet requirements of § 303 of the Subdivision Regulations;**
2. **That before filing the mylar at Register of Deeds, the plat contains the owner certificates for Private Maintenance of Facilities, per Section 1703 (A)(2);**

3. **That prior to filing the mylar at Register of Deeds, 8-foot utility and minor drainage easements be provided on the interior side of all lot lines; and,**
4. **That before filing the mylar at Register of Deeds, the Certifications on the Lot Line Adjustment Plat be in accordance with §§ 1701 and 1703 of the Pennington County Subdivision Regulations.**

**All voting aye, the Motion carried 6 to 0.**

15. PRELIMINARY PLAN / COPPL 24-0007: Keystone Adventures, Inc. To create Tracts 1, 2, and 3 of Keystone Adventures Addition in accordance with the Pennington County Subdivision Regulations.

EXISTING LEGAL: Golden Treasure Fraction MS 1198 Incl Vac ROW, Incl Pt Lot B Adj to Golden Treasure Fraction MS 1198, and Less Lot H2 of Golden Treasure Fraction MS 11; and the Unplatted Balance of GL 16 Less Row; Unplatted Balance of GL 21 Less Row; Lot A of W1/2NE1/4SE1/4; Pt Lot B Adj to GL 16, and Golden Treasure Fraction MS 11, all located in Section 31, T1S, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Tracts 1, 2, and 3 of Keystone Adventures Addition, Section 31, T1S, R6E, BHM, Pennington County, South Dakota.

Sack reviewed the Staff Report indicating the applicant has applied for a Preliminary Plan to create Tracts 1, 2, and 3 of Keystone Adventures Addition.

Staff recommended approval of Preliminary Plan / COPPL 24-0007 with the following six (6) conditions:

1. That at the time of Final Plan submittal, the certificates be in accordance with §§ 1702 and 1703 of the Pennington County Subdivision Regulations;
2. That at the time of Final Plan submittal, the certificate for the Board of Commissioners and the Planning Commission be corrected to say Keystone Adventures Addition;
3. That at the time of Final Plan submittal, the plan meets the requirements of § 600 of the Pennington County Subdivision Regulations.
4. That the applicant ensures all natural drainage ways are maintained and not blocked;
5. 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;
6. That approval of this Preliminary Plan does not constitute approval of any further applications to be submitted for the above-described property.

Discussion followed.

**Moved by Lewis and seconded by Coleman to approve of Preliminary Plan / COPPL 24-0007 with the following six (6) conditions:**

- 1. That at the time of Final Plan submittal, the certificates be in accordance with §§ 1702 and 1703 of the Pennington County Subdivision Regulations;**
- 2. That at the time of Final Plan submittal, the certificate for the Board of Commissioners and the Planning Commission be corrected to say **Keystone Adventures Addition**;**
- 3. That at the time of Final Plan submittal, the plan meets the requirements of § 600 of the Pennington County Subdivision Regulations.**
- 4. That the applicant ensures all natural drainage ways are maintained and not blocked;**
- 5. 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,**
- 6. That approval of this Preliminary Plan does not constitute approval of any further applications to be submitted for the above-described property.**

**All voting aye, the Motion carried 6 to 0.**

16. PRELIMINARY PLAN / COPPL 24-0008: Sonquist, LLC; Rob Hammerquist. To combine six lots to create Lot A Revised of Sonquist Acres Subdivision in accordance with the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot A of Sonquist Acres; Lot H of Sonquist Acres; Balance of NE1/4NW1/4 (GL3); Balance of Lot A Revised of NW1/4NE1/4 (GL2); Balance of Lot B of NW1/4NE1/4 (GL2); and Lot F of NW1/4NE1/4 (GL2), all located in Section 6, T1N, R6E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot A Revised, Sonquist Acres Subdivision, Section 6, T1N, R6E, BHM, Pennington County, South Dakota.

Sack reviewed the Staff Report indicating the applicant has applied for a Preliminary Plan to combine six lots to create Lot A Revised of Sonquist Acres Subdivision.

Staff recommended approval of Preliminary Plan / COPPL 24-0008 with the following eight (8) conditions:

1. That at the time of Final Plan submittal, the certificates be in accordance with §§ 1702 and 1703 of the Pennington County Subdivision Regulations;
2. That at the time of Final Plan submittal, the plat meets the requirements of § 600 of the Pennington County Subdivision Regulations;

3. That prior Final Plan submittal, the Preliminary Plan indicates all easements, to include 8-foot utility and minor drainage easements provided on the interior side of all lot lines;
4. That prior to Final Plan submittal, the applicant addresses the comments made by the Register of Deeds;
5. That prior to Final Plan submittal, the applicant obtain approach permits through the Pennington Count Highway Department;
6. That the applicant ensures all-natural drainage ways are maintained and not blocked;
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;
8. That approval of this Preliminary Plan does not constitute approval of any further applications to be submitted for the above-described property.

Discussion followed.

**Moved by Burton and seconded by Drewes to approve of Preliminary Plan / COPPL 24-0008 with the following eight (8) conditions:**

- 1. That at the time of Final Plan submittal, the certificates be in accordance with §§ 1702 and 1703 of the Pennington County Subdivision Regulations;**
- 2. That at the time of Final Plan submittal, the plat meets the requirements of § 600 of the Pennington County Subdivision Regulations;**
- 3. That prior Final Plan submittal, the Preliminary Plan indicates all easements, to include 8-foot utility and minor drainage easements provided on the interior side of all lot lines;**
- 4. That prior to Final Plan submittal, the applicant addresses the comments made by the Register of Deeds;**
- 5. That prior to Final Plan submittal, the applicant obtain approach permits through the Pennington Count Highway Department;**
- 6. That the applicant ensures all-natural drainage ways are maintained and not blocked;**
- 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;**

- 8. That approval of this Preliminary Plan does not constitute approval of any further applications to be submitted for the above-described property.**

**All voting aye, the Motion carried 6 to 0.**

17. CONDITIONAL USE PERMIT AMENDMENT / CU 04-35: Chris Peterson. To amend an existing Conditional Use Permit to allow three (3) additional storage structures in a Commercial District in accordance with the Pennington County Zoning Ordinance.

Tract 1 of SE1/4, Section 11, T1N, R6E, BHM, Pennington County, South Dakota.

Theunissen reviewed the Staff Report indicating the applicant has applied to amend an existing Conditional Use Permit to allow three (3) additional storage structures.

Staff recommends approval of Conditional Use Permit Amendment / CU 04-35 with the following thirteen (13) conditions:

1. That setbacks be in accordance with § 211 of the Pennington County Zoning Ordinance or an approved Variance(s) be obtained;
2. That upon sale/transfer of the property, the new landowner(s) notify the Planning Director of the sale/transfer in writing; and the new landowner, applicant, or agent notify the surrounding property owners in accordance with § 510 of the Pennington County Zoning Ordinance;
3. 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 additional Staff as deemed necessary by the Planning Director;
4. That a minimum of eight (8) parking spaces continue to be provided and a loading and unloading zone be provided for all storage units that run along the units and must have four (4) inches of gravel, concrete, or asphalt and maintained in such a manner that no dust will result from continuous use;
5. That 13 storage units (each not to exceed 7,500-square feet in area), an office/shop building, and a single-family residence to be used as a caretaker's residence by a caretaker who is directly engaged in the day-to-day operation of the storage unit business, continue to be allowed on the subject property with approved Building Permits. Additional non-storage unit structures may require the Conditional Use Permit to be amended and reviewed by the Planning Commission;
6. That the addresses for the office/shop building and the caretaker's residence continue to be posted and clearly visible and maintained in accordance with Pennington County Ordinance #20;



7. That any lighting used to illuminate off-street parking or on-premise lighting shall be so arranged as to deflect the light away from all adjoining residences and residential lots;
8. That an approved Sign Permit be obtained for any additional on-premise sign, allowed in accordance with § 312 of the Pennington County Zoning Ordinance;
9. That the hours of operation for the storage units continue to be from 6:00 a.m. to 10:00 p.m. and a sign continues to be posted indicating after hours contact with the owner's phone number, which must be clearly visible at the entrance of the lot;
10. That the applicant continues to ensure that all natural drainage ways must be maintained and are not blocked;
11. That any work encompassing over one (1) acre require the applicant to obtain an approved Storm Water Construction Permit from the South Dakota Department of Environmental and Natural Resources;
12. That the subject property remains free of debris and junk vehicles; and,
13. That this Conditional Use Permit be reviewed on a complaint basis or as deemed necessary by either the Pennington County Planning Commission or Board of Commissioners to ensure that all conditions are being met.

Discussion followed.

**Moved by Burton and seconded by Coleman to approve of Conditional Use Permit Amendment / CU 04-35 with the following thirteen (13) conditions:**

- 1. That setbacks be in accordance with § 211 of the Pennington County Zoning Ordinance or an approved Variance(s) be obtained;**
- 2. That upon sale/transfer of the property, the new landowner(s) notify the Planning Director of the sale/transfer in writing; and the new landowner, applicant, or agent notify the surrounding property owners in accordance with § 510 of the Pennington County Zoning Ordinance;**
- 3. 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 additional Staff as deemed necessary by the Planning Director;**
- 4. That a minimum of eight (8) parking spaces continue to be provided and a loading and unloading zone be provided for all storage units that run along the units and must have four (4) inches of gravel, concrete, or asphalt and maintained in such a manner that no dust will result from continuous use;**

5. That 13 storage units (each not to exceed 7,500-square feet in area), an office/shop building, and a single-family residence to be used as a caretaker's residence by a caretaker who is directly engaged in the day-to-day operation of the storage unit business, continue to be allowed on the subject property with approved Building Permits. Additional non-storage unit structures may require the Conditional Use Permit to be amended and reviewed by the Planning Commission;
6. That the addresses for the office/shop building and the caretaker's residence continue to be posted and clearly visible and maintained in accordance with Pennington County Ordinance #20;
7. That any lighting used to illuminate off-street parking or on-premise lighting shall be so arranged as to deflect the light away from all adjoining residences and residential lots;
8. That an approved Sign Permit be obtained for any additional on-premise sign, allowed in accordance with § 312 of the Pennington County Zoning Ordinance;
9. That the hours of operation for the storage units continue to be from 6:00 a.m. to 10:00 p.m. and a sign continues to be posted indicating after hours contact with the owner's phone number, which must be clearly visible at the entrance of the lot;
10. That the applicant continues to ensure that all natural drainage ways must be maintained and are not blocked;
11. That any work encompassing over one (1) acre require the applicant to obtain an approved Storm Water Construction Permit from the South Dakota Department of Environmental and Natural Resources;
12. That the subject property remains free of debris and junk vehicles; and,
13. That this Conditional Use Permit be reviewed on a complaint basis or as deemed necessary by either the Pennington County Planning Commission or Board of Commissioners to ensure that all conditions are being met.

All voting aye, the Motion carried 6 to 0.

18. MAJOR PLANNED UNIT DEVELOPMENT AMENDMENT / PU 94-02: Little Guys, LLC; Benjamin Brink. To amend an existing Planned Unit Development for a change in lot arrangement in accordance with the Pennington County Zoning Ordinance.

Lots 1 and 2, Powder House Subdivision, Sections 5 and 6, T2S, R6E, BHM, Pennington County, South Dakota.

Theunissen reviewed the Staff Report indicating the applicant has applied for a Major Planned Unit Development Amendment to amend an existing Planned Unit Development for a change in lot arrangement.

Staff recommended approval of Major Planned Unit Development Amendment / PU 94-02 with the following twenty-four (24) conditions:

1. That the approved uses of the Specialty / Recreational Resort include all uses-by-right of a Highway Service District;
2. 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;
3. That daily operations be conducted by the owners, on-site manager, and staff as necessary;
4. That all natural drainage paths be continually maintained;
5. That the applicant obtains an approved Sign Permit prior to the placement of any on- or off-premise sign;
6. That all addresses be properly and continually posted in accordance with Pennington County's Ordinance #20;
7. That the applicant maintains an Emergency Plan and provides copies to all overnight guests in case there is a need to evacuate guests from the property and that a copy of said plan be kept on file at the Planning Department;
8. That a minimum of 127 parking spaces be provided on-site, each measuring a minimum of 9 feet by 18 feet and maintained in a dust-free manner in accordance with the Pennington County Zoning Ordinance;
9. That a detailed site plan be submitted with each Building Permit, to include a detailed parking plan depicting adequate parking as specified in § 310 of the Pennington County Zoning Ordinance;
10. That quiet hours in the Planned Unit Development be from 11:00 p.m. to 7:00 a.m.;
11. That all exterior lighting must be of low-level intensity, which does not result in excessive glare upon surrounding neighbors or obstruct the vision of motor vehicle operators on Highway 16A;
12. That any restaurant, hotel / motel, or vacation home rental within the Planned Unit Development obtain all necessary permits from other governing bodies including, but not limited to, approval from the South Dakota Department of Health and South Dakota Department of Revenue;

13. That a smoke detector be placed in each sleeping room utilized for a hotel / motel, dormitory, or vacation home rental, to include 1 smoke detector per floor;
14. That a portable fire extinguisher with a minimum 2 A-BC rating be placed on each floor level of a hotel / motel, dormitory, or vacation home rental so it accessible to guests at all times and that the fire extinguisher be inspected and tagged annually;
15. That the maximum number of people staying at any dormitory, hotel / motel, or vacation home rental be in compliance with the South Dakota Lodging Establishments Health and Safety Manual and South Dakota Department of Agriculture and Natural Resources requirements;
16. That the applicants comply with South Dakota Codified Law 34-18;
17. That the physical address of each structure be posted in each guest room utilized as a hotel / motel, dormitory, and vacation home rental;
18. That all on-site wastewater treatment systems (OSWTS) require proper permitting and review of the system by both the Pennington County Planning Department and South Dakota Department of Agriculture and Natural Resources and must be in compliance with Pennington County Zoning Ordinance (PCZO) § 331 and South Dakota Administrative Rules 74:53:01;
19. That any Vacation Home Rentals must comply with PCZO §319;
20. That any Recreation Vehicle Park must comply with PCZO §306;
21. That the front yard setback reduction from 25 feet to zero (0) feet and the side yard setback reduction from 10 feet to a zero (0) feet only apply to the garage / maintenance building on Lot 2;
22. That prior to ATV/UTV rental operations beginning, the PUD be reviewed in order to verify parking, washing, fueling, and maintenance operations are adequate;
23. That setbacks for all other structures shall be a minimum of 25 feet from exterior lot lines and 58 feet from any existing and relocated Section Lines; and,
24. That this Planned Unit Development be reviewed on a complaint basis, or as deemed necessary by either the Planning Commission or Board of Commissioners to verify all Conditions of Approval are being met.

Discussion followed.

**Moved by Burton and seconded by Lewis to approve of Major Planned Unit Development Amendment / PU 94-02 with the following twenty-four (24) conditions:**

- 1. That the approved uses of the Specialty / Recreational Resort include all uses-by-right of a Highway Service District;**
- 2. 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;**
- 3. That daily operations be conducted by the owners, on-site manager, and staff as necessary;**
- 4. That all natural drainage paths be continually maintained;**
- 5. That the applicant obtains an approved Sign Permit prior to the placement of any on- or off-premise sign;**
- 6. That all addresses be properly and continually posted in accordance with Pennington County's Ordinance #20;**
- 7. That the applicant maintains an Emergency Plan and provides copies to all overnight guests in case there is a need to evacuate guests from the property and that a copy of said plan be kept on file at the Planning Department;**
- 8. That a minimum of 127 parking spaces be provided on-site, each measuring a minimum of 9 feet by 18 feet and maintained in a dust-free manner in accordance with the Pennington County Zoning Ordinance;**
- 9. That a detailed site plan be submitted with each Building Permit, to include a detailed parking plan depicting adequate parking as specified in § 310 of the Pennington County Zoning Ordinance;**
- 10. That quiet hours in the Planned Unit Development be from 11:00 p.m. to 7:00 a.m.;**
- 11. That all exterior lighting must be of low-level intensity, which does not result in excessive glare upon surrounding neighbors or obstruct the vision of motor vehicle operators on Highway 16A;**
- 12. That any restaurant, hotel / motel, or vacation home rental within the Planned Unit Development obtain all necessary permits from other governing bodies including, but not limited to, approval from the South Dakota Department of Health and South Dakota Department of Revenue;**
- 13. That a smoke detector be placed in each sleeping room utilized for a hotel / motel, dormitory, or vacation home rental, to include 1 smoke detector per floor;**

14. That a portable fire extinguisher with a minimum 2 A-BC rating be placed on each floor level of a hotel / motel, dormitory, or vacation home rental so it accessible to guests at all times and that the fire extinguisher be inspected and tagged annually;
15. That the maximum number of people staying at any dormitory, hotel / motel, or vacation home rental be in compliance with the South Dakota Lodging Establishments Health and Safety Manual and South Dakota Department of Agriculture and Natural Resources requirements;
16. That the applicants comply with South Dakota Codified Law 34-18;
17. That the physical address of each structure be posted in each guest room utilized as a hotel / motel, dormitory, and vacation home rental;
18. That all on-site wastewater treatment systems (OSWTS) require proper permitting and review of the system by both the Pennington County Planning Department and South Dakota Department of Agriculture and Natural Resources and must be in compliance with Pennington County Zoning Ordinance (PCZO) § 331 and South Dakota Administrative Rules 74:53:01;
19. That any Vacation Home Rentals must comply with PCZO §319;
20. That any Recreation Vehicle Park must comply with PCZO §306;
21. That the front yard setback reduction from 25 feet to zero (0) feet and the side yard setback reduction from 10 feet to a zero (0) feet only apply to the garage / maintenance building on Lot 2;
22. That prior to ATV/UTV rental operations beginning, the PUD be reviewed in order to verify parking, washing, fueling, and maintenance operations are adequate;
23. That setbacks for all other structures shall be a minimum of 25 feet from exterior lot lines and 58 feet from any existing and relocated Section Lines; and,
24. That this Planned Unit Development be reviewed on a complaint basis, or as deemed necessary by either the Planning Commission or Board of Commissioners to verify all Conditions of Approval are being met.

All voting aye, the Motion carried 6 to 0.

19. CONDITIONAL USE PERMIT / COCU 24-0011: Hose Clamp Customs; Josh Anderson. To allow a Home Occupation in an Agriculture District in accordance with the Pennington County Zoning Ordinance.

Lot C1, Dewalds Subdivision, Section 12, T1N, R6E, BHM, Pennington County, South Dakota.

Sack reviewed the Staff Report indicating the applicant has applied for a Conditional Use Permit to allow a Home Occupation on the subject property

Staff recommended approval of Conditional Use Permit / COCU 24-0011 with the following seventeen (17) conditions:

1. That a Building Permit be obtained for any structure exceeding 144 square feet or permanently anchored, which requires a site plan to be reviewed and approved by the Planning Director;
2. That the home occupation be operated completely within the existing accessory structure located on the property;
3. That all associated materials be kept entirely within the existing accessory structure;
4. That the applicant ensures the residential character of the property is maintained;
5. That a Sign Permit be obtained for the on-premise sign located on the property;
6. That the applicant complies with all applicable local, state, and federal laws;
7. That the applicant obtains all necessary permits from other governing bodies for operation of the home occupation including, but not limited to, a Sales Tax License from the South Dakota Department of Revenue;
8. That an address be assigned to the structure being used for the business and the addresses be properly posted on both the structure and at the approach so they are visible from both directions of travel on Labrador Trail in accordance with Pennington County Ordinance #20;
9. That reasonable measures are 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;
10. That the home occupation shall be operated by a member of the family residing on the premises;
11. That all motorcycles be transported to the property by the applicants;
12. That a portable fire extinguisher with a minimum 2 A-BC rating shall be available at all times and the fire extinguisher shall be inspected and tagged annually;

13. That smoke detectors be placed in the accessory structure;
14. That within 90 applicant works with the Planning Department and the State of South Dakota to obtain an approved On-Site Wastewater Treatment System Permit for the septic system for the garage;
15. That this Conditional Use Permit shall be scheduled for a Revocation Hearing upon sale or transfer of the subject property;
16. That the accessory structure not be utilized as living quarters or as a single-family residence; and,
17. That this Conditional Use Permit be reviewed in one (1) year, on a complaint basis, or as deemed necessary by the Planning Commission or Board of Commissioners to verify that all conditions of approval are being met.

Discussion followed.

**Moved by Burton and seconded by Lewis to approve of Conditional Use Permit / COCU 24-0011 with the following seventeen (17) conditions:**

- 1. That a Building Permit be obtained for any structure exceeding 144 square feet or permanently anchored, which requires a site plan to be reviewed and approved by the Planning Director;**
- 2. That the home occupation be operated completely within the existing accessory structure located on the property;**
- 3. That all associated materials be kept entirely within the existing accessory structure;**
- 4. That the applicant ensures the residential character of the property is maintained;**
- 5. That a Sign Permit be obtained for the on-premise sign located on the property;**
- 6. That the applicant complies with all applicable local, state, and federal laws;**
- 7. That the applicant obtains all necessary permits from other governing bodies for operation of the home occupation including, but not limited to, a Sales Tax License from the South Dakota Department of Revenue;**
- 8. That an address be assigned to the structure being used for the business and the addresses be properly posted on both the structure and at the approach so they are visible from both directions of travel on Labrador Trail in accordance with Pennington County Ordinance #20;**



9. That reasonable measures are 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;
10. That the home occupation shall be operated by a member of the family residing on the premises;
11. That all motorcycles be transported to the property by the applicants;
12. That a portable fire extinguisher with a minimum 2 A-BC rating shall be available at all times and the fire extinguisher shall be inspected and tagged annually;
13. That smoke detectors be placed in the accessory structure;
14. That within 90 applicant works with the Planning Department and the State of South Dakota to obtain an approved On-Site Wastewater Treatment System Permit for the septic system for the garage;
15. That this Conditional Use Permit shall be scheduled for a Revocation Hearing upon sale or transfer of the subject property;
16. That the accessory structure not be utilized as living quarters or as a single-family residence; and,
17. That this Conditional Use Permit be reviewed in one (1) year, on a complaint basis, or as deemed necessary by the Planning Commission or Board of Commissioners to verify that all conditions of approval are being met.

All voting aye, the Motion carried 6 to 0.

20. ORDINANCE AMENDMENT / OA 24-05: Pennington County. To amend Section 312 “Signs, Billboards, and Other Advertising Structures” [to amend and supersede the existing Section 312 “Signs, Billboards, and Other Advertising Structures”] of the Pennington County Zoning Ordinance.

Molitor stated this is a proposed Ordinance Amendment to amend Section 312 - Signs, Billboards, and Other Advertising Structures.

Staff recommended approval of Ordinance Amendment / OA 24-05.

Discussion followed.

Moved by Lewis and seconded by Burton to approve of Ordinance Amendment / OA 24-05.

All voting aye, the Motion carried 6 to 0.

21. ORDINANCE AMENDMENT / OA 24-03: Pennington County. To amend Section 319 “Vacation Home Rental” [to amend and supersede the existing Section 319 “Vacation Home Rental”] of the Pennington County Zoning Ordinance.

(Continued from the April 22, 2024, Planning Commission meeting.)

Molitor stated this proposed Ordinance Amendment was continued from the April 22, 2024, Planning Commission meeting.

Staff recommended approval of Ordinance Amendment / OA 24-03.

Commissioner Burton left the meeting at 10:15 a.m.

Commissioner Burton returned to the meeting at 10:16 a.m.

Discussion followed.

**Moved by Burton and seconded by Kuehn to approve of Ordinance Amendment / OA 24-03.**

**All voting aye, the Motion carried 6 to 0.**

22. ORDINANCE AMENDMENT / OA 24-04: Pennington County. To amend Section 511 “Fees” [to amend and supersede the existing Section 511 “Fees”] of the Pennington County Zoning Ordinance.

(Continued from the April 22, 2024, Planning Commission meeting.)

Molitor reviewed this proposed Ordinance Amendment was continued from the April 22, 2024, Planning Commission meeting.

Staff recommended approval of Ordinance Amendment / OA 24-04.

Discussion followed.

**Moved by Burton and seconded by Drewes to approve of Ordinance Amendment / OA 24-04.**

**All voting aye, the Motion carried 6 to 0.**

23. EXECUTIVE SESSION.

Executive Session was not needed.

24. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commission’s recommendations from the April 22, 2024, Planning Commission meeting.

25. ITEMS FROM THE PUBLIC

No motions or actions were taken at this time.

26. ITEMS FROM THE STAFF

A. Building Permit Report. Molitor reviewed the April 2024 Building Permit Report.

27. ITEMS FROM THE MEMBERSHIP

Commissioner Burton stated he may be arriving late for the May 28<sup>th</sup> Planning Commission meeting.

28. ADJOURNMENT

**Moved by Kuehn and seconded by Burton to adjourn.**

**All voting aye, the Motion carried 6 to 0.**

**The meeting adjourned at 10:48 a.m.**

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Karen McGregor, Vice Chairperson