

Planning Conditions of Approval
Commission Meeting Date: October 3, 2023

ITEMS FROM PLANNING & ZONING

MOVED by Rossknecht and seconded by Lasseter to approve the Planning and Zoning consent agenda as presented. Vote: Unanimous.

CONSENT AGENDA:

- A. PLANNED UNIT DEVELOPMENT OVERLAY REVIEW / PU 19-01: Brink Constructors, Inc.; BCI Properties, LLC; Zane Brink – Agent. To review an apprenticeship training facility for linemen of Brink Construction in a Planned Unit Development Overlay in accordance with the Pennington County Zoning Ordinance.

SW1/4SE1/4 less ROW, Section 24, T2N, R9E, BHM, Pennington County, South Dakota.

Planning Commission recommended approval of the review of Planned Unit Development Overlay / PU 19-01 with the following eighteen (18) conditions:

1. That the purpose of this Planned Unit Development be: to allow for uses and regulations as outlined in Pennington County Zoning Ordinance (PCZO) Section 205, with the addition of an Apprentice Lineman Training Facility to include: conference center, buildings for storage and classrooms, training apparatus, and equipment storage;
2. The maximum allowable height for any training apparatus shall be sixty-five (65) feet and shall be thirty-five (35) feet for all other structures;
3. That this Planned Unit Development be considered an overlay whereby the provisions of the underlying General Agriculture District apply and, if the property is no longer utilized in accordance with this Planned Unit Development, the zoning reverts back to General Agriculture District;
4. That all parking spaces be a minimum of 9 feet by 18 feet and the parking lot shall be maintained in a dust-free manner, in accordance with Section 310 of the Pennington County Zoning Ordinance;
5. That the hours of operation be Monday – Friday from 7am – 5pm and occasional weekends as needed;
6. That if lighting is to be installed, all lighting be installed and maintained so as to minimize spillage of light outside of the sign face so as not to create a nuisance and the sign must be effectively shielded to prevent beams or rays from being directed toward any portion of the

traveled ways, and must not be of such intensity or brilliance to cause glare or impair the vision of the driver of any motor vehicle or otherwise interfere with any driver's operation of a motor vehicle;

7. That the applicant obtain all necessary permits from other governing bodies for the operation, including, but not limited to business licenses, operational permits and inspections;

8. That a portable fire extinguisher with a minimum 2 A-BC rating shall be placed in each structure so it is accessible at all times and the fire extinguisher shall be inspected and tagged annually;

9. That the physical address for any residences and any future addresses that are assigned, be posted in accordance with Pennington County Ordinance #20;

10. That prior to the installation of any on-site wastewater system or alteration to the existing on-site wastewater system the landowner shall meet with the appropriate County Staff and meet all local and state requirements;

11. That prior to the placement of any signs, the applicant must adhere to Section 312 of the Pennington County Zoning Ordinance;

12. That the applicant ensure the residential and agricultural character of the property is maintained;

13. That prior to operation, the application obtain any additional permits from the County (if applicable), including, but not limited to Construction Permit(s) and Building Permit(s);

14. 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;

15. That the Planning Director may allow additional development or construction, which is consistent with the existing development on this property. Significant changes in the use or impacts on adjacent land, uses as determined by the Planning Director, shall require an amendment to this Planned Unit Development;

16. That the operation be conducted by employees or designees of Brink Construction Inc.;

17. That if the Planned Unit Development is ever ended, that a principle use must be established on the property or a Conditional Use Permit be obtained, and;

18. That Planned Unit Development / PUD 19-01, be reviewed on a complaint basis, or as directed by the Pennington County Planning Commission and/or Board of Commissioners to verify that all Conditions of Approval are being met.