

Planning Conditions of Approval

Commission Meeting Date: October 4, 2022

ITEMS FROM PLANNING & ZONING

BOARD OF ADJUSTMENT:

- a. VARIANCE / VA 22-20: Brent and Denise Tjeerdsma; Jared Ahlstrom - Agent. To reduce the setbacks to the property line in an Agriculture District in accordance with Sections 205 and 509 of the Pennington County Zoning Ordinance.

All Less Lot A and Less ROW, Little Tiger Lode No. 1 MS 1251, Section 13, T1S, R4E, BHM, Pennington County, South Dakota.

MOVED by Hadcock and seconded by Lasseter to approve VA 22-20 with two (2) conditions.

Substitute motion: MOVED by Hadcock and seconded by Lasseter to continue this item the October 18, 2022, meeting. Vote: Unanimous.

1. That at the time of Building Permit application, the applicant submits a survey stamped by a registered South Dakota surveyor which confirms the proposed structure will meet the reduced setbacks; and,
2. That at the time of Building Permit applicant, a fire-wise review be completed on the property.

CONTESTED HEARINGS:

- f. VACATION OF RIGHT-OF-WAY / VR 22-02: Scott Mohr; Davis Engineering - Agent. To vacate a portion of platted public right-of-way on Apple Tree Road, adjacent to Tract H of Murphy Ranch Estates Subdivision and the SW1/4NE1/4 in accordance with the Pennington County Zoning Ordinance.

MOVED by Hadcock and seconded by Lasseter to approve Vacation of Right-of-way / VR 22-02 with three (3) conditions. Vote: Unanimous. Commissioner LaCroix not present at time of vote.

1. That the applicant or agent provide the original Exhibit A to the Planning Department. Exhibit A must be prepared and stamped by a Registered Professional Land Surveyor or Engineer;
2. That the underlying property of the platted public right-of-way being vacated is transferred from the original owner to the existing owner or the original owner sign the plat (verification from the City of Rapid City is required prior to filing Exhibit A with the Register of Deeds); and,
3. That all necessary resolutions and exhibits vacating the platted public right-of-way be recorded by the applicant at the Register of Deeds.