

**Planning Conditions of Approval**  
**Commission Meeting Date: May 2, 2023**

**ITEMS FROM PLANNING & ZONING**

**Board of Adjustment**

- a. VARIANCE / VA 23-04: Charles and Kimberly Klafka. To reduce the setback to the south lot line for an existing structure in a Rural Residential District in accordance with the Pennington County Zoning Ordinance.

Lot 45, Burns Placer MS 697, Section 14, T1S, R4E, BHM, Pennington County, South Dakota

Moved by Hadcock and seconded by Rossknecht to approve Variance / VA 23-04 with three (3) conditions:

1. That this Variance only applies to the existing garage; and;
2. That the applicant obtains an Encroachment Agreement for the existing garage located in the easement and this document be filed at the Register of Deeds prior to filing the mylar; and,
3. That within 90 days of approval, the applicant obtains an approved Building Permit and pays any associated penalty fees, and adheres to any building inspection requirements.

- b. VARIANCE / VA 23-06: Grant and Tarah Bolt. To reduce the setback to the west lot line for an existing structure in a Highway Service District in accordance with the Pennington County Zoning Ordinance.

Lot 2, The Forks at Remmington Ranch, Section 22, T1S, R5E, BHM, Pennington County, South Dakota.

Moved by Hadcock and seconded by Lasseter to approve Variance / VA 23-06 with three (3) conditions:

1. That this Variance only applies for the portion of the west property line setback requirements that will be encroached upon by the enclosure for the tent structure;
2. That the applicant obtains an approved Building Permit for the existing enclosure for the tent structure; and,

3. That prior to getting a Building Permit, the applicant Vacate the Drainage and Utility Easement.

- e. SUBDIVISION REGULATIONS VARIANCE / SV 23-03: Paul and Ella Linde. To waive the requirement to construct additional water storage for domestic use and fire protection on the subject property in accordance with the Pennington County Subdivision Regulations

Lot 1, Block 1, Mountain Meadows Subdivision, Section 17, T2S, R7E, BHM, Pennington County, South Dakota.

Moved by Hadcock and seconded by Drewes to approve Subdivision Regulations Variance / SV 23-03 with one (1) condition:

1. That Subdivision Regulations Variance / SV 23-03 only apply to Lot 1, Block 1 of Mountain Meadows subdivision.

#### **Uncontested Hearings**

- f. VACATION OF PLAT / VP 23-02: Michael Huot. To vacate a portion of a private roadway easement on the plat of Lot B Revised, Anaconda Subdivision.

Lot B Revised, Anaconda Subdivision, Section 28, T1S, R6E, BHM, Pennington County, South Dakota.

Moved by Hadcock and seconded by Drewes to approve Vacation of Plat / VP 23-02 with one (1) condition:

1. That all necessary resolutions for Vacation of Plat / VP 23-02 be recorded by the applicant at the Register of Deeds' Office.

- m. VACATION OF PLAT / VP 23-03: Paul and Ella Linda. To vacate notes on the plat of Lot 1, Block 1 of Mountain Meadows Subdivision.

Lot 1, Block 1 of Mountain Meadows Subdivision, Section 17, T2S, R7E, BHM, Pennington County, South Dakota.

Moved by Lasseter and seconded by Hadcock to approve Vacation of Plat / VP 23-03 with two (2) conditions:

1. That notes No. 13 and No. 14 be vacated for only Lot 1, Block 1 of Mountain Meadows Subdivision; and,
2. That all necessary resolutions for Vacation of Plat / VP 23-03 be recorded by the applicant at the Register of Deeds' Office.