

**Planning Conditions of Approval**  
**Commission Meeting Date: July 18, 2023**

**ITEMS FROM PLANNING & ZONING**

**Contested Hearings**

- c. MINOR PLAT / MPL 22-37: Charles and Kimberly Klafka. To combine two lots to create Lot 45A of Burns Placer MS 697 in accordance with Section 500 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot 45 and Lot 46, Burns Placer MS 697, Section 14, T1S, R4E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot 45A, Burns Placer MS 697, Section 14, T1S, R4E, BHM, Pennington County, South Dakota.

MOVED by Rossknecht and seconded by Lassetter to approve MPL 22-37 with eight (8) conditions. Vote: Unanimous

1. That at the time of Minor Plat submittal, the plat be prepared by a South Dakota Registered Land Surveyor;
2. That prior to Minor Plat submittal, a Building Permit be applied for the work being done on the detached garage on the existing Lot 45, with all applicable penalty fees to be paid;
3. That prior to Minor Plat submittal, a new survey site plan be submitted showing the structure located on the existing Lot 46;
4. That at the time of Minor Plat submittal, the Certifications on the Minor Plat be in accordance with § 303 of the Pennington County Subdivision Regulations;
5. That at the time of Minor Plat submittal, the 100-year Floodplain limits be identified on the plat, in accordance with FEMA maps;
6. That at the time of Minor Plat submittal, the plat meets the requirements of Section 303 of the Pennington County Subdivision Regulations, or an approved Subdivision Regulations Variance be obtained waiving any of these requirements that are not met;
7. That at the time of Minor Plat submittal, eight (8) foot Minor Drainage and Utility Easements be dedicated on the interior sides of all lot lines, or an approved Subdivision Regulations Variance be obtained waiving this requirement; and,

8. That the applicant ensures all-natural drainage ways are maintained and not blocked.