

AGENDA
PENNINGTON COUNTY PLANNING COMMISSION
January 23, 2012 @ 9:00 a.m.

County Commissioners' Meeting Room - Pennington County Courthouse

Recommendations of the Planning Commission on items from this agenda will be considered by the Board of Commissioners at their regular meeting on February 7, 2012, at 10:30 a.m.

ROLL CALL

1. APPROVAL OF THE JANUARY 9, 2012, MINUTES
2. APPROVAL OF THE AGENDA

CONSENT CALENDAR

The following items have been placed on the Consent Calendar 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 Calendar, by any Planning Commissioner, staff member, or audience member for separate consideration. The findings of this Planning Commission are recommendations to the Pennington County Board of Commissioners who will make the final decision.

3. **CONDITIONAL USE PERMIT REVIEW / CU 02-42:** Richard and Pearl Taylor. To review a caretaker's dwelling unit in a General Agriculture Zoning District in accordance with Section 205-C-13 of the Pennington County Zoning Ordinance.

NE1/4 NW1/4 less Weddintree Subdivision & less ROW, Section 23, T1N, R5E, BHM Pennington County, South Dakota.

To recommend to revoke Conditional Use Permit / CU 02-42 with the applicants' concurrence.

4. **CONDITIONAL USE PERMIT REVIEW / CU 08-06:** Robert and Melody Riggins. To review a single-wide manufactured home as a temporary residence while constructing a stick-built home in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

SW1/4SE1/4 of Section 12, T1N, R9E, BHM, Pennington County, South Dakota.

To recommend approval of the extension of Conditional Use Permit / CU 08-06 with seven (7) conditions.

5. **CONDITIONAL USE PERMIT REVIEW / CU 08-06:** Hills Materials/Pennington County Highway Department. To review a temporary asphalt plant involving 15 acres of an 80 acre lot in a General Agriculture District in accordance with Sections 205 and 510 of the Pennington County Zoning Ordinance.

S1/2SW1/4, Section 4, T3S, R13E, BHM, Pennington County, South Dakota.

To recommend to revoke Conditional Use Permit / CU 08-06 with the applicant's concurrence.

END OF CONSENT CALENDAR

6. **CONDITIONAL USE PERMIT REVIEW/ CU 99-37:** Bob Young. To review a mobile home park in a Suburban Residential District in accordance with Sections 208 and 510 of the Pennington County Zoning Ordinance.

The NW1/4NE1/4, Section 20, T2N, R8E, BHM, Pennington County, South Dakota.

(Continued from the December 12, 2011, Planning Commission meeting.)

7. **ORDINANCE AMENDMENT / OA 11-10.** Pennington County. To amend Section 103 "Definitions" and Section 511 "Fees" and to add Section 320 "Road Naming" and to add Section 500.5-5 to the Subdivision Regulations.

8. **LAYOUT PLAT / PL 11-34:** Chad Timmer. To create Lot BR and Lot 1R of Lot B, Coulson Placer MS 746 in accordance with Section 400.1 of the Pennington County Subdivision Regulations.

EXISTING LEGAL: Lot B less Lot 1 and Lot 1 of Lot B less Right-of-Way, Coulson Placer M.S. 746, Section 22, T1S, R5E, BHM, Pennington County, South Dakota.

PROPOSED LEGAL: Lot BR and Lot 1R of Lot B, Coulson Placer M.S. 746, Section 22, T1S, R5E, BHM, Pennington County, South Dakota.

9. **ORDINANCE AMENDMENT / OA 11-02:** Albert and Rita Chapman. To add Section 319 – Vacation Home Rentals to the Pennington County Zoning Ordinance.

(Continued from the January 9, 2012, Planning Commission meeting.)

10. **ORDINANCE AMENDMENT / OA 11-05.** Pennington County. Amendment to Section 209-C "General Commercial District" to include RV Parks as a Conditional Use Permit.

(Continued from the January 9, 2012, Planning Commission meeting.)

11. ORDINANCE AMENDMENT / OA 11-06. Pennington County. Amendment to Section 103 “Definitions” to include all definitions from Sections 204-J, 312, 316-B, 317-C, and 507-A-2.

(Continued from the January 9, 2012, Planning Commission meeting.)

12. ORDINANCE AMENDMENT / OA 11-07. Pennington County. Amendment to Section 103 “Definitions – Developmental Lot” and to amend Sections 401-G and 401-H to change the April 28, 1982, date to February 1, 1994.

(Continued from the January 9, 2012, Planning Commission meeting.)

13. ORDINANCE AMENDMENT / OA 11-08. Pennington County. Amendment to Section 204-J “On-Site Wastewater Treatment Systems” to eliminate duplicate section numbers.

(Continued from the January 9, 2012, Planning Commission meeting.)

14. ORDINANCE AMENDMENT / OA 11-09. Pennington County. Amendment to Section 512, Section 513, Section 514, and Section 515 to define and clarify established limits on application submittals and to revise section numbers.

(Continued from the January 9, 2012, Planning Commission meeting.)

15. COUNTY BOARD REPORT

The Board of Commissioners concurred with the Planning Commissions’ recommendations from the January 9, 2012, Planning Commission meeting.

16. ITEMS FROM THE PUBLIC

17. ITEMS FROM THE STAFF

A. Building Permits – Sheridan Lake Highlands.

18. ITEMS FROM THE MEMBERSHIP

19. DISCUSSION ITEMS

20. ADJOURNMENT

ADA Compliance: Pennington County fully subscribes to the provisions of the Americans with Disabilities Act. If you desire to attend this public meeting and are in need of special accommodations, please notify the Planning Department so that appropriate auxiliary aids and services are available.