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**Planning & Zoning Commission Agenda**  
**243 Deerfield Road, Hill City, SD**  
**June 20, 2016 @ 5:30 PM**

**1) Call to Order**

**2) Pledge of Allegiance**

**3) Roll Call – (Attendance of Commissioners to Determine Quorum)**

**4) Consent Calendar: (Approval via roll call vote)**

- A. Approval of Agenda
- B. Approval of Minutes – June 06, 2016

**5) Public Comment:**

Members of the public may speak to any matter not on the agenda. Remarks are limited to two minutes per speaker.

**6) Action Items:**

- A. Election of Planning & Zoning Secretary
- B. Permanent Sign Application #S2016-07 – 227 Walnut Ave. (Senior Center) – Request for additional on-premise wall sign – American Legion Post 160 (Keith Hayes)
- C. Permanent Sign Application #S2016-08 – 150 Poplar St. – Request for additional signs – insideout, Susan Scheirbeck
- D. Variance Request Application #V2016-04 – 150 Poplar St. – Request for additional free-standing signs – insideout, Susan Scheirbeck
- E. Change of Plat Application #P2016-02 – 12454 Old Hill City Rd. – Vacation of access and utility easement – J&Z Lodging, LLC (Shane Schriener)
- F. Request for 9-month extension of non-conforming long-term residential rental use in a Commercial (C1) zone – 268 E. Main Street – Cindy Cooke
- G. Change of Plat Application #P2016-03 (Preliminary) - Lot Consolidation – 238 Elm Street – Ann Weaver, Applicant; Regional Health Network, Owner
- H. Floodplain Development Permit Application #F2016-01 – 238 Elm Street – Addition – Ann Weaver, Applicant; Regional Health Network, Owner

**7) Reports:**

- A. Comprehensive Plan, Lysann Zeller
- B. Commissioners
- C. City Administrator
  - 1. Review of Conditional Use Permit #C2015-01, approved by City Council on 3/9/2015– 516 Bishop Mountain Drive- Request was to utilize the entire home for nightly rentals – Kim Ginsbach
  - 2. Review of Conditional Use Permit #C2015-05, approved by City Council on 5/26/2015 – 619 Bishop Mountain Road – Nightly rental request – John Parker

**Adjournment – Next Meeting is Tuesday, July 05, 2016 @ 5:30pm**