

Lawrence County Planning & Zoning Board
Lawrence County Commissioners Room
90 Sherman St, Deadwood, SD 57732
Thursday, March 1, 2018 at 1:30 p.m.

A. P & Z Regular Meeting-GENERAL PENDING BUSINESS

- Call Meeting to Order Approve minutes of February 1, 2018
- Approve Agenda Declare Conflicts of Interest

B. LAYOUT PLAN for Startz, James & Tina

Layout plan for the subdivision of M.S. 1135 Claire #4 into 2 parcels into a 2 acre and an 8 acre parcel. Located in Section 16, T4N, R4E. Off of Hwy 385. **ACTION REQUIRED: DISCUSSION/RECOMMENDATION**

C. PRELIMINARY & FINAL PLAT for Brian & Lisa Linneman

Preliminary & Final plat for Lots 35 & 36 of the Estates at Pillar Peak in Section 20 and 21, T5N, R4E. Off of Hwy 85/Boulder Canyon. SUMMARY: This plat is to allow 2 residences to be built on the total acreage of 101 acres and in order to do so they need to create 2 separate lots. **ACTION REQUIRED: APPROVAL/DENIAL**

D. FINAL PLAT for Maitland Partners LLC

Final plat for Lot 25 of Paradise Acres in Section 18, T5N, R3E. Off of Maitland Road. SUMMARY: This plat is a new lot in an existing subdivision. All roads and infrastructure are in place and it meets the original preliminary plat. **ACTION REQUIRED: APPROVAL/DENIAL**

E. FINAL PLAT for BH Development LLC

Final plat for Lots 13 and 15, Blk 3 and Lot 7, Blk 1 of Wilderness Estates 2nd Addition, (legal shortened) in Section 8 and 17, T4N, R3E. Off of Hwy 85 near Deer Mt. SUMMARY: This plat is to allow the creation of more lots in the Powder House Pass Subdivision. **ACTION REQUIRED: APPROVAL/DENIAL**

F. PRELIMINARY PLAT for BH Development LLC

Preliminary plat for Lots 1-14, Blk 7 and Lots 1-10, Blk 8 of Wilderness Estates 2nd Addition, (legal shortened) in Section 8 T4N, R3E. Off of Hwy 85 near Deer Mt. SUMMARY: This plat is to allow the creation of more lots in the Powder House Pass Subdivision. **ACTION REQUIRED: APPROVAL/DENIAL**

G. FINAL PLAT for BH Development LLC

Final plat for Lots 2, 3 & 8 Blk 7 of Wilderness Estates 2nd Addition, (legal shortened) in Section 8 T4N, R3E. Off of Hwy 85 near Deer Mt. SUMMARY: This plat is to allow the creation of more lots in the Powder House Pass Subdivision. **ACTION REQUIRED: APPROVAL/DENIAL**

H.PRELIMINARY PLAT for BH Development LLC/BH Properties LLC

Preliminary plat for Lots 1-12, Blk 1 and Lots 1-14, Blk 2 of Ridgewood Addition of Wilderness Estates 2nd Addition, (legal shortened) in Section 8 T4N, R3E. Off of Hwy 85 near Deer Mt. SUMMARY: This plat is to allow the creation of more lots in the Powder House Pass Subdivision. **ACTION REQUIRED: APPROVAL/DENIAL**

I. PUBLIC HEARING-CUP # 444 for Kenny Gardner

Request to apply for a Storage Units Conditional Use Permit on property described as Lot D of Sawpit

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Tract, being a portion of the Bingham Lode MS 1379 etal all located in Section 29, T5N, R3E. Located off of Hwy 85 on Cutting Mine Road. **ACTION REQUIRED: Approval/Denial**

J. RECOMMENDATION MEETING-VAR #165 John Lausser

Variance request for a personal use airstrip on less than 160 acres and not able to meet the 500' setback from the perimeter of the 160 acres. This parcel is 115 acres. They are requesting a 400' Variance to the 500' setback, which will leave a 100' setback for a personal use airstrip from Upper Redwater Road. Property is described as parts of the SE ¼ SE ¼; NE ¼ SE 1/4 S of the Redwater in Section 10, T7N, R1E and parts of SW ¼ SW ¼ S of the Redwater and S and E of the Redwater 20 rods wide on the S line of NW ¼ SW1/4 of Section 11, T7N, R1E. Located off of Hwy 85 and on Upper Redwater Road. **ACTION REQUIRED: Recommendation/Set Public Hearing**

K. INFORMATIONAL MEETING-COZ #321 for Bruce Keller & Traci Rambo

Request to apply for a change of zoning from SRD-Suburban Residential to RC- Recreation Commercial to place a small campground/resort development on property described as Tract 5 & 6B of M.S. 1368 all located in Section 27, T3N, R5E. Located off of Hwy Nemo Road. **ACTION REQUIRED: Discussion/Set Public Hearing**

L. DISCUSSION ITEM - Weeds

Discussion from Dave Heck regarding weeds and subdivision regulations.

M. Items from Planning & Zoning Board Members

N. Opportunity for Public Comment

Anyone wishing to have their views heard on matters are urged to attend a meeting and voice concerns. There will be a 2 minute time limit per person to talk, unless otherwise approved by the Board.