

# LAWRENCE COUNTY PLANNING & ZONING BOARD

MINUTES OF AUGUST 2, 2018

REGULAR MEETING

The regular meeting of the Lawrence County Planning & Zoning Board was called to order by Chairman, Rick Tysdal on Thursday, August 2, 2018, at 1:30 p.m. in the County Commission Meeting Room, 90 Sherman Street, Deadwood, SD.

Present: Kelly Fuller, Rick Tysdal, Daryl Johnson, and Tom Brady.

Absent: Scott Gullickson, Travis Schenk, and Julie Stone.

All motions passed by unanimous vote of all members present unless otherwise noted.

Moved-Seconded (Brady-Fuller) to approve minutes of the July 5, 2018, meeting. Motion Carried.

Moved-Seconded (Brady-Fuller) to approve an Amended Agenda with the addition of Public Hearing for ORD 18-03 as Item I. Motion carried.

Declaration of Conflicts of Interest: None.

## **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. Tow 14 Ft cattle guards will be going in. Forest Service has given a permit to maintain and do snow removal on FS road access. All items priorly requested by the Board have been addressed. The Board discussed access width and future subdivision of lodes.

## **Information Meeting Scheduled for County Commission August 14, 2018, 10:00 AM.**

### **FINAL PLAT for Allyn & Linda Williamson**

Creating Lots 1, 2, and 3 of Tract A-3 of Reebe Ranch Estates located in Section 28, T7N, R1E. Located off of Red Hill Road. Building on the property would be for shops for personal and businesses. A Development Plan will be needed and Conditional Use Permits for certain areas.

Moved-Seconded (Fuller/Brady) motion to approve the Final Plat. Motion Carried.

### **FINAL PLAT for Frawley Ranch East**

Lot 55 of Frawley Ranch East located in Section 18, T6N, R4E. Located off of Hwy 34 on Acorn Ridge Rd. Creates a new lot in an existing subdivision.

Moved-Seconded (Brady-Fuller) motion to approve Final Plat. Motion Carried.

### **FINAL PLAT for BH Development**

Lots 1, Blk 8 of Wilderness Estates 2nd Addition of Powder House Pass in Sections 7 & 8, T4N, R3E. (legal shortened). Located off Hwy 85 in Powder House Pass. Creating new lots in an approved subdivision. Vogt updated the Board that the Waste Water Treatment plant is up and running per Jerry Aberle and the DENR will do a discharge test after it is running awhile.

Moved-Seconded (Brady-Fuller) motion to approve Final Plat. Motion Carried.

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## **FINAL PLAT for BH Development & BH Properties**

Lots 10, Blk 1 and Lots 8, 9, Blk 2 of Ridgewood Addition of Powder House Pass in Sections 7 & 8, T4N, R3E. (legal shortened). Located off Hwy 85 in Powder House Pass. Creating new lots in an approved subdivision.

Moved-Seconded (Brady-Fuller) motion to approve Final Plat. Motion Carried.

## **FINAL PLAT for Pillar Peak LLC**

Lot 23 of the Estates at Pillar Peak, being a part of Tract 1 of the Estates at Pillar Peak located in the NE 1/4 and the N1/2SE1/4 of Section 20, the W1/2NW1/4 and the NW1/4SW1/4 of Section 21, all in T5N, R4E. Located off of Highway 85/Boulder Canyon. This is the final lot to be platted in Pillar Peak.

Moved-Seconded (Brady-Fuller) motion to approve Final Plat. Motion Carried.

## **PRELIMINARY AND FINAL PLATS for Diane M. Rath Revocable Trust**

Lots C-4ar1 and 119-A, formerly Lot C-4ar, a replat of Spearfish Canyon Lot C-4A, a sub of Spearfish Canyon Lot C-4 and a replat of Spearfish Canyon Lot 56 and Lot 119 of Spearfish Canyon Lots; all being a portion of the Meadow No 1 of M.S. 1564, located in the NW 1/4 of Section 22, T4N, R2E. Located off of Spearfish Canyon Road. The house on Lot C-4ar has a variance and there are no structures on 119-A. The acreage stays the same in each lot.

Moved-Seconded (Johnson-Brady) motion to approve Exempt Plat. Discussion of motion. Amber Vogt, P&Z Admin. and Frank Dicesare, surveyor explained the layout of the property, structures and firewise on the property. Brady called the question. Motion Carried.

Moved-Seconded (Brady-Johnson) motion to approve Preliminary Plat. Motion Carried

Moved-Seconded (Brady-Fuller) motion to approve the final plat. Motion Carried.

## **PUBLIC HEARING - ORD 18-03 Subdivision & Zoning Ordinance Edits**

Vogt shared the edits in the code that are part of Planning and Zoning implementation of American Legal Publishing and their online system for the search-ability of the Ordinances by the public. The edits are in conjunction with the legal review done by American Legal Publishing. She stated that certain sections will have to be approved as they are added. Bruce Outka, County Attorney advised that there be public hearings with P&Z and County Commission.

Moved-Seconded (Brady-Stone) motion to set a public hearing with Planning and Zoning. Motion Carried.

**Public Hearing Set with County Commission: Aug 14, 2018. 9:45 AM.**

**Discussion.**

**Items from Planning & Zoning Board Members**

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None.

**Opportunity for Public Comment**

None.

The meeting adjourned at 2:11 PM.

APPROVED: \_\_\_\_\_ Date: \_\_\_\_\_  
Rick Tysdal, CHAIR

ATTEST: \_\_\_\_\_ Date: \_\_\_\_\_  
Kelly Fuller, SECRETARY