

LAWRENCE COUNTY PLANNING & ZONING BOARD

MINUTES OF OCTOBER 4, 2018

REGULAR MEETING

The regular meeting of the Lawrence County Planning & Zoning Board was called to order by Chairman, Rick Tysdal on Thursday, October 4, 2018, at 1:30 p.m. in the County Commission Meeting Room, 90 Sherman Street, Deadwood, SD.

Present: Kelly Fuller, Rick Tysdal, Scott Gullickson, and Travis Schenk.

Absent: Julie Stone, Daryl Johnson, Tom Brady.

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

Moved-Seconded (Schenk-Fuller) to approve minutes of the September 6, 2018, meeting.

Motion Carried.

Moved-Seconded (Schenk-Gullickson) to approve the Agenda. Motion Carried.

Declaration of Conflicts of Interest: None.

INFORMATIONAL MEETING - COZ # 323 for David & Jessica Czerny

The applicant is requesting a COZ from A-1 General Agriculture to A-2 Residential Agriculture. They would like to be able to subdivide the property into a lot for themselves; a lot for their mother-in-law and sell one lot. Located on Tract 1 of Sunset S/D, Section 1, T6N, R2E. Located off Sunset Ranch Rd/Robbers Roost. Jessica Czerny spoke to the Board. She stated that a new 10-acre parcel could be sold and taken into a neighbors acreage or that platting into two 20-acre parcels would be something that she and her husband could work with as well.

Public Hearing with Planning and Zoning Scheduled- November 1, 2018, 1:30 PM

LAYOUT PLAN - Cory & Kyle Allan

The applicant is proposing to subdivide a 2.0-acre parcel of property off of his father's 16.88 acres to be able to build a house next to his father. The property is currently zoned PF. Tract 2 of the NE 1/4 in Section 10, T6N, R4E. Located off of Whitewood Valley Road.

LAYOUT PLAN - Lenny Walker

The applicant is proposing to subdivide his 9.52-acre parcel in 1/2 to be able to sell a part of the lot. The property is currently zoned PF. Tract E of the NW 1/4 in Section 11, T6N, R4E. Located off of Whitewood Valley Road.

PRELIMINARY & FINAL PLAT for Barbara Turner

Tract C of HES 128, being a portion of HES 128, located in the S 1/2 SE 1/4 of Section 5, the NE 1/4 of Section 8 and the NW 1/4 of Section 9, all in T3N, R4E. Located off Nemo Rd. Corral Creek Rd. They are not able to meet the Temporary Second Residence option for a ranch hand because they do not have the 160 acres required, instead of requesting a variance. The owners have submitted the required preliminary plat, final plat, and fire mitigation plan. The Turners have a title commitment dated September 26, 2017, which was used at the purchase of the property in late 2017. This policy was issued with the current USFS access. Schenk said that an easement would be a good idea for access. Vogt stated an easement has been provided on the plat for access and the owners are planning on a vacation of the section the line on the property.

Moved-Seconded (Fuller-Schenk) motion to approve Preliminary Plat. Motion Carried.

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

PRELIMINARY AND FINAL PLAT for Kirk Miller & Tracy Lindsay

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Lot 1A of Bellefish SD, previously Lots 1-4 of Bellefish SD located in Section 19, T5N, R3E. Located off of Maitland Rd. Consolidation of 4 lots into 1 lot. The property has one residence on the lot with outbuildings. Individual septic system and well. They are dedicating the road where it actually sits on the ground as a public access, but are still showing the original easement. It was discussed with the landowner that he could go through a process to vacate the old easement but would not be allowed to do this on a plat.

Moved-Seconded (Schenk-Fuller) motion to approve Preliminary Plat. Motion Carried

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

PRELIMINARY AND FINAL PLAT for Two-Bit LLC

Lot 4 and 5A of Golden Hills, located in Section 25, and 36, T5N, R3E and Sections 30 and 31, T5N, R4E. Located off of Two Bit Rd. Plat is a lot line adjustment. The preliminary plat was approved in 2005 with road profiles by Brad Ellis. Roads are completed in this subdivision. A residence is being built on Lot 5A and a foundation is poured on Lot 4. Both acquired building permits.

Moved-Seconded (Schenk-Gullickson) motion to approve Preliminary Plat. Roll Call Vote; Aye: 3- Tysdal, Gullickson, Schenk, Nay:1- Fuller. Motion Carried

Moved-Seconded (Gullickson-Schenk) motion to approve the Final plat. Roll Call Vote; Aye: 3- Tysdal, Gullickson, Schenk, Nay:1- Fuller. Motion Carried

Items from Planning & Zoning Board Members

None.

Opportunity for Public Comment

None.

The meeting adjourned at 2:05 PM.

APPROVED: _____ Date: _____
Rick Tysdal, CHAIR

ATTEST: _____ Date: _____
Kelly Fuller, SECRETARY