

1. 10:00 A.M. Lawrence County P & Z Agenda- January 5, 2023

Documents:

[JAN 5, 2023 - GOOGLE DOCS.PDF](#)

2. Lawrence County P & Z Ordinance Revisions Links - January 5, 2023

Ordinance Reviews and Edits can be viewed via these links at anytime. These are active links and you will see changes throughout the review process. Until such time they are posted as a public hearing for approval they are just part of the Ordinance Review process at every meeting as posted on the agenda.

ORD 22-04 Zoning:

[HTTPS://DOCS.GOOGLE.COM/DOCUMENT/D/1YAJKRTNFWJCCHLTH74ZJLDQGB41PQUL1FY4MWSWHLM4/EDIT?USP=SHARING](https://docs.google.com/document/d/1YAJKRTNFWJCCHLTH74ZJLDQGB41PQUL1FY4MWSWHLM4/edit?usp=sharing)

ORD 22-03 Subdivision:

[HTTPS://DOCS.GOOGLE.COM/DOCUMENT/D/12CKVNBCMW2EAPZCWJJKJ6TTDZKIVBWEBYHWMNJ\\_PDPU/EDIT?USP=SHARING](https://docs.google.com/document/d/12CKVNBCMW2EAPZCWJJKJ6TTDZKIVBWEBYHWMNJ_PDPU/edit?usp=sharing)



**LAWRENCE COUNTY**  
SOUTH DAKOTA

"Where Beauty and Adventure Meet"

**Planning & Zoning Regular Meeting Agenda  
January 5, 2023 @ 1:30 p.m.**

**Meeting Location:** Administrative Annex Building, 90 Sherman St, Deadwood SD  
**GoToMeeting Link:** <https://meet.goto.com/lawrencecountypz> **Website:** [www.lawrence.sd.us](http://www.lawrence.sd.us)  
**Email:** [planning.zoning@lawrence.sd.us](mailto:planning.zoning@lawrence.sd.us) **Ph:** 605-578-3871

**1. GENERAL PENDING BUSINESS**

- a. Call Meeting to Order
- b. Election of Officers
- c. Set Meeting Dates (First Thursday of every Month, unless noted otherwise)
- d. Approve minutes of Dec 1, 2022
- e. Approve Agenda
- f. Declare Conflicts of Interest

**2. PUBLIC HEARING: COZ #356 OWNER/APPLICANT:** Isaac Almanza/Joe Noble, Ae2s

**LEGAL DESCRIPTION:** S1/2 NW1/4 SW1/4 ex Tract A – NW1/4 NW1/4 SW1/4 ex Tract A – W1/2 SW1/4 ex Tract A – W1/2 SW1/4 SW1/4 ex Tract A – W1/2 E1/2 SW1/4 SW1/4 and SW1/4 SE1/4 NW1/4 SE1/4 – E1/2 SE1/4 NW1/4 SE1/4 – E1/2 NE1/4 NW1/4 SE1/4 – NE1/4 SE1/4 – NE1/4 SW1/4 SE1/4 – N1/2 SE1/4 – N1/2 N1/2 SE1/4 SW1/4 SE1/4 – N1/2 SE1/4 – N1/2 N1/2 SE1/4 SW1/4 SE1/4 – N1/2 N1/2 S1/2 SE1/4 SE1/4 – SE1/4 NE1/4 all located in Section 10, T6N, R3E. **VICINITY LOCATION:** St. Onge Road/Steinmeyer Farms  
**SUMMARY:** Rezone from A-1 to RR in order to subdivide **ZONING:** A-1 **ACREAGE:** 176.72 acres **PARCEL ID:** 21000-00603-104-10 and 21000-00603-103-10 **ACTION REQUIRED:** Approval/Denial (PZ PH Scheduled for Jan 24, 2023 at 9:00 a.m.)

**3. PUBLIC HEARING: COZ #357 OWNER/APPLICANT:** 4 Bears in the Hills LLC/All Aspects Inc Land

Surveying **LEGAL DESCRIPTION:** TO BE PLATTED: Commercial Tract 1 of Apple Springs Subdivision; being a part of the Apple Springs Tracys lying in the NW ¼ and NE ¼ of Section 14, T5N, R4E. **VICINITY LOCATION:** Boulder Canyon **SUMMARY:** Rezone from HSC to RC in order to allow an RV Park **ZONING:** HSC **ACREAGE:** 14.04 acres **PARCEL ID:** 18010-00000-000-00 **ACTION REQUIRED:** Approval/Denial (CC PH Scheduled for Jan 24, 2023 at 9:15 a.m.)

**4. INFORMATIONAL MEETING: CUP #300-23 OWNER/APPLICANT:** Hay Creek Ranch LLC/Cindy Kroebele

**LEGAL DESCRIPTION:** Lot 2 of HES 471 located in Section 3, T3N, R4E. **VICINITY LOCATION:** Nemo Rd/Penny Lane **SUMMARY:** Add living quarters in pole barn **ZONING:** PFD **ACREAGE:** 20.09 acres **PARCEL ID:** 09000-00304-030-15 **ACTION REQUIRED:** Discussion/Schedule Public Hearing (PZ PH Scheduled for Feb 2, 2023 at 1:30 p.m.)

**5. LAYOUT PLAN ~ APPLICANT:** White Buffalo Properties LLC

**LEGAL DESCRIPTION:** Layout Plan for Lots 6A and 7A of HES 537 in Section 24, T3N, R4E. **VICINITY LOCATION:** Nemo Rd/Penny Ln **SUMMARY:** Change of lot lines **ZONING:** PF **PARCEL ID:** 09000-00304-020-32 **ACTION REQUIRED:** Approval/Denial (CC Jan 24, 2023 at 9:30 a.m.)

**6. PRELIMINARY & FINAL PLAT ~ APPLICANT:** Jimmy Jordan

**LEGAL DESCRIPTION:** Plat of Lots 1-4 of M.S. 1741 Alpha Lode Subdivision of Section 34, T4N, R3E. **VICINITY LOCATION:** Brownsville Rd/Pahkamma Rd **SUMMARY:** New lot/Fire Plan has been received and implemented/USFA has issued a private road special use permit **ZONING:** PF **PARCEL ID:** 26680-01741-000-76 **ACTION REQUIRED:** Approval/Denial (CC Jan 24, 2023 at 9:30 a.m.)

<p><b>7. FINAL PLAT ~ APPLICANT:</b> David Winter <b>LEGAL DESCRIPTION:</b> Plat of Lot 2H of Majestic Heights in Section 13, 23, 24, 25, T5N, R3E. <b>VICINITY LOCATION:</b> Boulder Canyon <b>SUMMARY:</b> New lots/bonding is in place <b>ZONING:</b> PF <b>PARCEL ID:</b> 26046-00503-020-00 <b>ACTION REQUIRED:</b> Approval/Denial (CC no meeting required as it meets preliminary)</p>
<p><b>8. PRELIMINARY &amp; FINAL PLAT ~ APPLICANT:</b> David Winter <b>LEGAL DESCRIPTION:</b> Plat of Lot 2H-1 and 2H-2 of Majestic Heights in Section 13, 23, 24, 25, T5N, R3E. <b>VICINITY LOCATION:</b> Boulder Canyon <b>SUMMARY:</b> New lots/bonding is in place <b>ZONING:</b> PF <b>PARCEL ID:</b> 26046-00503-020-00 <b>ACTION REQUIRED:</b> Approval/Denial (CC Jan 24, 2023 at 9:30 a.m.)</p>
<p><b>9. FINAL PLAT ~ APPLICANT:</b> David Winter <b>LEGAL DESCRIPTION:</b> Lot 24 of Tract A4 of Majestic Estates in Section 23, 24, 25, T5N, R3E. <b>VICINITY LOCATION:</b> Boulder Canyon <b>SUMMARY:</b> New lots/bonding is in place/fire plan is in process <b>ZONING:</b> PF <b>PARCEL ID:</b> 26450-00200-000-00 <b>ACTION REQUIRED:</b> Approval/Denial (CC Jan 24, 2023 no meeting required as it meets preliminary)</p>
<p><b>10. FINAL PLAT ~ APPLICANT:</b> BH Properties LLC <b>LEGAL DESCRIPTION:</b> Lots 4 Blk 11; 14, Blk 3; 4, Blk 5 of Southridge Estates being a sub of a portion of Tract 2 of Powder House Pass located in the SE ¼ of Section 19, SW ¼ of Section 20, T4N, R3E. <b>VICINITY LOCATION:</b> Hwy 85 <b>SUMMARY:</b> New lots/bonding is in place/fire plan is in process <b>ZONING:</b> PUD <b>PARCEL ID:</b> 26450-00200-000-00 <b>ACTION REQUIRED:</b> Approval/Denial (CC no meeting required as it meets preliminary)</p>
<p><b>11. FINAL PLAT ~ APPLICANT:</b> BH Properties LLC <b>LEGAL DESCRIPTION:</b> Lots 1 Blk 1; 8-9, Blk 4; 12 Blk 5 and dedicated public row of Auburn Acres being a sub of a portion of Tract 2 of Powder House Pass located in the SE ¼ of Section 18, SW ¼ of Section 17 and the NE ¼ of Section 19, T4N, R3E. <b>VICINITY LOCATION:</b> Hwy 85 <b>SUMMARY:</b> New lots/bonding is in place/fire plan is in process/1st final <b>ZONING:</b> PUD <b>PARCEL ID:</b> 26450-00200-000-00 <b>ACTION REQUIRED:</b> Approval/Denial (CC Jan 24, 2023 at 9:30 a.m.)</p>
<p><b>12. PRELIMINARY &amp; FINAL PLAT ~ APPLICANT:</b> Duffy Croft and Stacey Sanders <b>LEGAL DESCRIPTION:</b> Lots 2R; Lot 3 and Lot 4 of HES 48 located in Sections 25 and 36, T4N, R3E. <b>VICINITY LOCATION:</b> Hwy 385/Archery Road <b>SUMMARY:</b> Moving lot lines to fix fence line and create a new lot/submitted a fire plan <b>ZONING:</b> PF <b>PARCEL ID:</b> 13000-00403-360-30 and 13000-00403-360-40 <b>ACTION REQUIRED:</b> Approval/Denial (CC Jan 24, 2023 at 9:30 a.m.)</p>
<p><b>13. WORK SESSION:</b></p> <p>a. Review of Proposed Ordinance Revisions and Examples from other places</p>
<p><b>14. ITEMS FROM PLANNING &amp; ZONING BOARD MEMBERS</b></p>
<p><b>15. OPPORTUNITY FOR PUBLIC COMMENT:</b></p> <p>a. Anyone wishing to have their views heard on matters is 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.</p>
<p><b>16. SET DATE AND TIME FOR NEXT MEETING:</b> February 2, 2023 at 1:30 p.m.</p>
<p><b>17. ADJOURN</b></p>