

1. 1:30 P.M. January 9, 2020 - Planning & Zoning Regular Meeting Agenda & Packet

Documents:

[JANUARY 2020.PDF](#)

GENERAL PENDING BUSINESS

- Call Meeting to Order
- Approve minutes of December 5, 2019
- Approve Agenda
- Declare Conflicts of Interest

- B. Preliminary & Final** ~ **APPLICANT:** BH Development LLC/William Hegg Jr. **LEGAL DESCRIPTION:** Plat of Revised Lot 2, Blk 2, Wilderness Estates 2nd Addition, Section 8, T4N, R3E (legal shortened) **VICINITY LOCATION:** Hwy 85 **SUMMARY:** Revised lot **ZONING:** PUD **ACREAGE:** Lot 2R (1.150 ac) **PARCEL ID:** 26450-00200-000-70 & 26455-00403-020-02 **ACTION REQUIRED:** Approval/Denial
- C. Preliminary & Final** ~ **APPLICANT:** Arnold Rodakowski; William & Veronica Hess **LEGAL DESCRIPTION:** Lots 1A, 2A, 2B, and 2C of the Rambler M.S. 1950 Subdivision; formerly Lots 1 & 2 of the Rambler M.S. 1950 and that portion of the Sutro Lode M.S. 1950 west of the Yellow Creek Rd; all located in the W ½ of Section 10, T4N, R3E. **VICINITY LOCATION:** Yellow Creek Rd **SUMMARY:** Movement of lot lines & New lots & proposed access **ZONING:** PF **ACREAGE:** Lot 1A (5.4 acres) Lot 2A (5.6 acres) Lot 2B (5.9 acres) and Lot 2C (3.3 acres) **PARCEL ID:** 26840-01950-000-12 and 26840-01950-000-11 **ACTION REQUIRED:** Approval/Denial
- D. PUBLIC HEARING** ~ Conditional Use Permit #454 **APPLICANT:** Harlan Kirwan Holdings LLC **LEGAL:** Lot 3 of the Subd of Woodbine Placer, being a portion of Lot 2A-2 of Lot 2A of Lots 1 & 2 of Woodbine Placer, MS 1208 all located in NE ¼ Section 28, and the SW ¼ of Section 24, T5N, R3E **PARCEL ID:** 265001-01208-000-68 **VICINITY LOCATION:** Hwy 85/Boulder Canyon/Mattson Lane **SUMMARY:** Applicant is requesting a CUP for two Billboards (off-premise signs) presently located **ACREAGE:** 2.36 acres **ACTION REQUIRED:** Approval/Denial (CC Public Hearing Scheduled: January 21, 2020, @ 9:00 am)
- E. PUBLIC HEARING** ~ Change of Zoning #334 **APPLICANT:** Eugene & Judy Johner **LEGAL:** Lot 1 of the Subd. of Tract 1, Subd. of E ½ SE ¼ Section 8, T6N, R2E. **PARCEL ID:** 20000-00602-084-75 **VICINITY LOCATION:** Oliver Street-Spearfish **SUMMARY:** The applicant is requesting a COZ from RR-Rural Residential to SRD-Suburban Residential to be allowed to divide the 5 acres into 2 lots @ 2.5 per lot **ACREAGE:** 5 acres **ACTION REQUIRED:** Approval/Denial (CC Public Hearing/1st Reading Scheduled: January 21, 2019, @ 9:15 am)
- F. PUBLIC HEARING** ~ ORD 19-04 International Fire Code **APPLICANT:** Planning & Zoning **LEGAL:** all of Lawrence County **SUMMARY:** The deletion of Section 505.1 Address identification from the 2018 International Fire Code **ACTION REQUIRED:** Approval/Denial (CC Public Hearing/1st Reading Scheduled: January 21, 2020, @ 9:45 am)
- G. PUBLIC HEARING** ~ ORD 19-05 Propane Storage Facility **APPLICANT:** Planning & Zoning **LEGAL:** all of Lawrence County **SUMMARY:** The addition of Propane Storage Facility as an allowed CUP in the PF-Park Forest District **ACTION REQUIRED:** Approval/Denial (CC Public Hearing/1st Reading Scheduled: January 21, 2020, @ 9:30 am)
- H. INFORMATIONAL MEETING** ~ Conditional Use Permit #455 **APPLICANT:** Krautland Two LLC/Spearfish Valley Produce LLC **LEGAL:** Lots 2 - 13 in the sub of the N ½ SE ¼ in Section 20, T7N, R2E **PARCEL ID:** 24000-00702-204-45 **VICINITY LOCATION:** Old Belle Road/Chicken Creek Rd **SUMMARY:** Applicant is requesting a CUP for the continued operation of the Corn Maze/Pumpkin Patch and like events **ACREAGE:** 60.00 acres **ACTION REQUIRED:** Discussion (PZ Public Hearing Scheduled: February 6, 2020, @ 1:30 pm)



Lawrence County Commission Room
Planning & Zoning Regular Meeting Agenda

January 9, 2020 @ 1:30 p.m.

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- I. DISCUSSION:** Lawrence County Comprehensive Plan Update with Black Hills Council of Local Government
- J. Items from Planning & Zoning Board Members**
- K. Opportunity for Public Comment**
 - 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.