

1. 1:30 P.M. Lawrence County P & Z Agenda - February 4, 2021

Documents:

[FEB 4 2021.PDF](#)

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A. GENERAL PENDING BUSINESS

- Call Meeting to Order
- Approve minutes of January 7, 2021
- Approve Agenda
- Declare Conflicts of Interest

B. FINAL ~ APPLICANT: Frawley Ranches Inc *LEGAL DESCRIPTION:* Lot 70 of Frawley Ranch East, all located Section 7 and 18, T6N, R4E (legal shortened) *VICINITY LOCATION:* Valley View Circle *SUMMARY:* New lots-matches preliminary *ZONING:* A-1 *ACREAGE:* Lot 70 (2.452 acres) *PARCEL ID:* 22650-00604-000-03 *ACTION REQUIRED:* Approval/Denial

C. FINAL ~ APPLICANT: Frawley Ranches Inc *LEGAL DESCRIPTION:* Lot 14 of Frawley Ranch East, all located Section 7 and 18, T6N, R4E (legal shortened) *VICINITY LOCATION:* Ridgfield Loop *SUMMARY:* New lots-matches preliminary *ZONING:* A-1 *ACREAGE:* Lot 14 (6.966 acres) *PARCEL ID:* 22000-00604-073-10 *ACTION REQUIRED:* Approval/Denial

D. FINAL ~ APPLICANT: Two Bit LLC *LEGAL DESCRIPTION:* Lot 36 & 37 of Golden Hills, Section 30 & 31, T5N, R4E (Legal shortened) *VICINITY LOCATION:* Two Bit *SUMMARY:* New Lot *ZONING:* PF *ACREAGE:* Lot 36 (2.123 acres) and Lot 37 (2.138 acres) *PARCEL ID:* 26680-01707-000-10 *ACTION REQUIRED:* Approval/Denial

E. FINAL ~ APPLICANT: Maitland Partners, LLC *LEGAL DESCRIPTION:* Lot 13 of Paradise Acres in Section 18, T5N, R3E. (Legal shortened) *VICINITY LOCATION:* Maitland Road *SUMMARY:* New lot *ZONING:* PF *ACREAGE:* Lot 13(2.581 acres) *PARCEL ID:* 26680-01678-000-10 *ACTION REQUIRED:* Approval/Denial

F. FINAL ~ APPLICANT: Maitland Partners, LLC *LEGAL DESCRIPTION:* Lot 42, 53, 61 of Paradise Acres II in Section 8. 17. 18, T5N, R3E. (Legal shortened) *VICINITY LOCATION:* Maitland Road *SUMMARY:* New lots *ZONING:* PF *ACREAGE:* Lot 42 (5.222 acres); Lot 53 (2.112 acres); Lot 61 (4.344 acres) *PARCEL ID:* 26683-01678-000-10 *ACTION REQUIRED:* Approval/Denial

G. PRELIMINARY PLAT ~ APPLICANT: BH Development, LLC *LEGAL DESCRIPTION:* Lots 1-8, Blk 3; Lots 1-17, Blk 4; Lots 1-5, Blk 5; Lots 1-10, Blk 6; Lots 1-2, Bk 7; Lots 1-11, Blk 8 of Trailside Addition of Powder House Pass Section 17 & 18, T4N, R3E (legal shortened) *VICINITY LOCATION:* Hwy 85 *SUMMARY:* New



Lawrence County Commission Room
Planning & Zoning Regular Meeting Agenda
February 4, 2021 @ 1:30 p.m.
Ph: 605-578-3871
www.lawrence.sd.us
planning.zoning@lawrence.sd.us

lots-Phase 2 ZONING: PUD PARCEL ID: 26450-00200-000-00 ACTION REQUIRED: Approval/Denial

- H. PUBLIC HEARING:** COZ #338 APPLICANT: Hartland Enterprises, LLC LEGAL DESCRIPTION: SW 1/2 NE 1/4 of Section 21, T6N, R3E VICINITY LOCATION: Colorado Blvd SUMMARY: COZ request from A-1 to PUD ZONING: A-1 ACREAGE: 80 +/- acres PARCEL ID: 21000-00603-211-11 ACTION REQUIRED: Approval/Denial (CC PH March 9, 2021 @ 9:00 a.m.)
- I. PUBLIC HEARING:** COZ #339 APPLICANT: Larry Roth & Brian Hadrick & Laura Baase LEGAL DESCRIPTION: Big Dipper 1A, 2A, 3, 4 & 5 and Govt Lot 1 all of M.S. 1209 of Section 24, T4N, R2E VICINITY LOCATION: Hwy 85 SUMMARY: COZ request from PF/SRD to PUD ZONING: PF/SRD/RC ACREAGE: 49.57 acres PARCEL ID: 26500-01209-000-52 and 26500-01209-000-51 and 26500-01209-000-50 ACTION REQUIRED: Approval/Denial (CC PH March 9, 2021 @ 9:15 a.m.)
- J. INFORMATIONAL MEETING:** CUP # 462 APPLICANT: CBH Coop and Mike and Annalisa Anderson LEGAL DESCRIPTION: Lot 3 S?D of Tract G of HES 54 & Tract 0165 SE 1/4 SE 1/4 of Section 30, T4N, R3E. VICINITY LOCATION: Hwy 385 SUMMARY: Request for a propane storage facility ZONING: PF ACREAGE: Lot 3 is 4.605 acres PARCEL ID: 13000-00403-250-10 ACTION REQUIRED: Discussion/Set Public Hearing (PZ PH March 4, 2021 @ 1:30 p.m.)
- K. INFORMATIONAL MEETING:** COZ # 340 APPLICANT: Ronald Wick/Troy & Wiladine Saye/Nemo Guest Ranch Business Enterprises LLC LEGAL DESCRIPTION: Lot 1, 2, & 3 of Nemo Guest Ranch Subdivision a sub of Tract 4-T of Nemo Placer M.S. 1368 located in Section 27, T3N, R5E. VICINITY LOCATION: Nemo SUMMARY: The applicant is requesting a COZ from GC-General Commercial & SRD-Suburban Residential to all RC-Recreation Commercial for the Nemo Guest Ranch ZONING: GC/SRD ACREAGE: 17.74 acres PARCEL ID: 26580-01368-000-90 ACTION REQUIRED: Discussion/Set Public Hearing (PZ PH March 4, 2021 @ 1:30 p.m.)
- L. Items from Planning & Zoning Board Members**
- M. 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.