

1. 1:30 P.M. March 12, 2019 P & Z Agenda

Documents:

[MARCH 2019.PDF](#)

Regular Meeting
March 7, 2019
Lawrence County
Commission Room
1:30 p.m.



LAWRENCE COUNTY
SOUTH DAKOTA
"Where Beauty and Adventure Meet"

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Planning & Zoning Meeting Agenda

A. P & Z Regular Meeting-GENERAL PENDING BUSINESS

- Call Meeting to Order
- Approve minutes of February 7, 2019
- Approve Agenda
- Declare Conflicts of Interest

B. LAYOUT PLAN for Alley Family LLC

Legal Description: The Remainder of HES 162 Section 12, T3N, R4E. (legal shortened) *Location:* Off Nemo Road
Request: Creating new lot(s). *Zoning:* PF *Acreage:* 71.69 acres *Parcel ID:* 09000-00304-120-50 **ACTION REQUIRED: DISCUSSION**

C. FINAL PLAT for Frawley Ranches Inc

Legal Description: Plat of Lot 62 of Frawley Ranch East in Section 7, T6N, R4E and Section 12, T6N, R3E and Section 7 & 18, T6N, R4E. (legal shortened) *Location:* Off Acorn Ridge Road *Request:* Creating a new lot. *Zoning:* A-1 *Acreage:* 7.488 acres *Parcel ID:* 22650-00604-000-03 **ACTION REQUIRED: APPROVAL/DENIAL**

D. PRELIMINARY AND FINAL PLAT for W.T. Eaton Properties

Legal Description: Preliminary and Final plat of Lot 1A-1 & 1A-2 of Redwater River Sub. Formerly Lot 1A, located in the W ½ of the NE ¼ of Section 12, T7N, R2E. *Location:* Nearest Road is 194th Street. *Request:* Creating 2 lots to combine properties into the adjacent ground. *Zoning:* A-1 *Acreage:* (Lot 1A-1 37.157 acres and Lot 1A-2 39.604 acres) acres *Parcel ID:* 24070-00702-000-10 **ACTION REQUIRED: APPROVAL/DENIAL**

E. FINAL PLAT for Maitland Partners LLC

Legal Description: Plat of Lot 90 of Paradise Acres III, Section 17, 18, 19, 20, T5N, R3E (legal shortened) *Location:* Maitland Rd *Request:* New lot in an existing subdivision *Zoning:* PF *Acreage:* 10.261 acres *Parcel ID:* 26684-00000-000-00 **ACTION REQUIRED: APPROVAL/DENIAL**

F. FINAL PLAT for Maitland Partners LLC

Legal Description: Plat of Lot 64 of Tract K of Paradise Acres II, Section 7, 8, 17, 18, T5N, R3E (legal shortened) *Location:* Maitland Rd *Request:* New lot in an existing subdivision *Zoning:* PF *Acreage:* 1.961 acres *Parcel ID:* 26683-01678-000-00 **ACTION REQUIRED: APPROVAL/DENIAL**

G. FINAL PLAT for Maitland Partners LLC

Legal Description: Plat of Lot 10 of Harley Estates, Section 19, 20, T5N, R3E (legal shortened) *Location:* Maitland Rd *Request:* New lot in an existing subdivision *Zoning:* PF *Acreage:* 4.076 acres *Parcel ID:* 26635-00000-000-00 **ACTION REQUIRED: APPROVAL/DENIAL**

H. PRELIMINARY PLAT for BH Development LLC/BH Properties LLC

Legal Description: Lots 1-27 of Dancing Sky Addition and Dedicated Public Right of Way being a sub of a portion of 2B of Wilderness Estates 2nd Addition and portions of Tract 2 and Tract 3 of Powder House Pass (legal

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shortened) *Location:* Hwy
new lots *Zoning:* PUD *Parcel ID:* 26455-00200-000-20 **ACTION REQUIRED: APPROVAL/DENIAL**

85 *Request:* New Preliminary to add

I. PUBLIC HEARING- COZ # 324 for Iron Creek LLC & Steele Real Estate LLC

Legal Description: M.S. 1193 Sumner Lodes 10-16 & Keldonian Lodes 10-15 except Iron Creek Lake located in Section 22, T5N, R1E. *Located:* Off of Tinton Rd/Beaver Creek Rd & Iron Creek Rd *Request:* The applicant is requesting a COZ from PF-Park Forest & GC-General Commercial to all RC-Recreation Commercial. *Acreage:* 108 acres *Parcel ID:* 26460-01193-000-05 **ACTION REQUIRED: APPROVAL/DENIAL**

J. PUBLIC HEARING- COZ # 329 for McGuigan Inc

Legal Description: SE ¼ NE ¼ Ex Parcel 4, located in Section 31, T7N, R2E. *Located:* Off Westview Drive. *Request:* The applicant is requesting a COZ from A-2 Residential Agriculture to RR-Rural Residential. *Acreage:* 29.87 acres *Parcel ID:* 24000-00702-311-50 **ACTION REQUIRED: APPROVAL/DENIAL**

K. PUBLIC HEARING - ORD 19-01 Zoning & Subdivision Edits

Edits are reviewed during the meeting and will be available online. Edits will include Building Permits; District Regulations; Guest Houses; Subdivision Regulations etc. **ACTION REQUIRED: APPROVAL/DENIAL**

L. INFORMATIONAL MEETING - ORD 19-02 Adoption of 2018 International Building Code with Amendments and Additions

This Ordinance will update from the 210 12 codes to the 2018 codes for International Building Code **ACTION REQUIRED: DISCUSSION/SET PUBLIC HEARING**

M. RECOMMENDATION MEETING- PUD Minor Amendment #291-19 for Powder House Pass

Legal Description: Powder House Pass Community Improvement District *Located:* Off Hwy 85. *Request:* The applicant is requesting a Minor Amendment to the PUD Master Plan to update the total plan for design & layout *Acreage:* All inclusive of the CID acres **ACTION REQUIRED: RECOMMENDATION TO COUNTY COMMISSION**

N. Items from Planning & Zoning Board Members

O. 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.