

1. 1:30 P.M. Lawrence County P & Z Agenda - May 6, 2021

Documents:

[MAY 6, 2021.PDF](#)



Lawrence County Commission Room
Planning & Zoning Regular Meeting Agenda

Ph: 605-578-3871

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planning.zoning@lawrence.sd.us

A. GENERAL PENDING BUSINESS

- Call Meeting to Order
- Approve minutes of April 1, 2021
- Approve Agenda
- Declare Conflicts of Interest

B. LAYOUT PLAN ~ APPLICANT: Spearfish Mountain Ranch LLC *LEGAL DESCRIPTION:* Lots 1-15 of Tract Y, including Tract Y being portions of the SW ¼ NW ¼ of Section 21, and the SE ¼ NE ¼ and the N ½ SE ¼ of Section 20 all located in T6N, R4E *VICINITY LOCATION:* Whitewood *SUMMARY:* New subdivision *ZONING:* SRD *ACREAGE:* 45.22 acres *PARCEL ID:* 22000-00604-204-20 *ACTION REQUIRED:* Discussion/Review

C. PRELIMINARY PLAT ~ APPLICANT: Bill Pearson *LEGAL DESCRIPTION:* Lots 1 - 4 of Cabin Springs Estates, being a portion of the remainder of the SE ¼ NW ¼ of Section 20, T5N, R4E *VICINITY LOCATION:* Boulder Canyon *SUMMARY:* Proposal for new subdivision *ZONING:* PF *ACREAGE:* Lot 1 (2.01 acres); Lot 2 (2.00 acres); Lot 3 (2.00 acres); Lot 4 (2.35 acres) *PARCEL ID:* 18000-00504-201-10 *ACTION REQUIRED:* Approval/Denial (CC May 11, 2021 @ 9:45 a.m.)

D. FINAL PLAT ~ APPLICANT: Frawley Ranches Inc *LEGAL DESCRIPTION:* Lot 28, 29 and 36 of Frawley Ranch East, all located Section 7 and 18, T6N, R3E (legal shortened) *VICINITY LOCATION:* Ridgfield Loop *SUMMARY:* New lots-matches preliminary *ZONING:* A-1 *ACREAGE:* Lot 28 (3.319 acres); Lot 29 (4.148 acres); Lot 36 (2.336 acres) *PARCEL ID:* 22650-00604-000-02 *ACTION REQUIRED:* Approval/Denial

E. FINAL PLAT ~ APPLICANT: Frawley Ranches Inc *LEGAL DESCRIPTION:* Lot 69 of Frawley Ranch East, all located Section 7 and 18, T6N, R3E (legal shortened) *VICINITY LOCATION:* Valley View Circle *SUMMARY:* New lots-matches preliminary *ZONING:* A-1 *ACREAGE:* Lot 69 (2.00 acres) *PARCEL ID:* 22650-00604-000-02 *ACTION REQUIRED:* Approval/Denial

F. PRELIMINARY & FINAL PLAT ~ APPLICANT: Joseph & Elizabeth Vodicka *LEGAL DESCRIPTION:* Tracts 6A and 6B of the S ½ NE ¼, N ½ SE ¼, SE ¼ NW ¼ and NE ¼ SW ¼ of Section 9, T7N, R3E. (legal shortened) *VICINITY LOCATION:* St. Onge *SUMMARY:* New Lot *ZONING:* A-1 *ACREAGE:* Tracts 6A (5.09 acres) and 6B (30.72 acres) *PARCEL ID:* 28400-00703-092-60 *ACTION REQUIRED:* Approval/Denial (CC May 11, 2021 @ 9:45 a.m.)

G. FINAL PLAT ~ APPLICANT: Greenview LLC *LEGAL DESCRIPTION:* Lot 18 of Greenview Estates, being a subdivision of the Greenview Estates Tract, being the remainder of HES 500 and part of Lot 1 of Tract A of HES 500 all located in the NE ¼, SE ¼ and NW ¼ of Section 14, T3N, R1E *VICINITY LOCATION:* Hwy 85 *SUMMARY:* Matches preliminary plat *ZONING:* PF *ACREAGE:* Lot 18 (6.00 acres) *PARCEL ID:* 06200-00301-000-00 *ACTION REQUIRED:* Approval/Denial

H. PRELIMINARY & FINAL PLAT ~ APPLICANT: Maitland Partners, LLC *LEGAL DESCRIPTION:* Lot 1, 12 and Well Lot of Tract L of Harley Estates in Section 19 and 20, T5N, R3E. (Legal shortened) *VICINITY LOCATION:* Maitland Road *SUMMARY:* New lots-matches preliminary *ZONING:* PF



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ACREAGE: 1 (9.034 acres), 12 (5.149 acres) Well Lot (.266 acres) (*PARCEL ID*: 26635-00000-000-00
ACTION REQUIRED: Approval/Denial (CC May 11, 2021 @ 9:45 a.m.)

- I. FINAL PLAT ~ APPLICANT**: Maitland Partners, LLC *LEGAL DESCRIPTION*: Lot 44 of Paradise Acres II in Section 17, T5N, R3E. (Legal shortened) *VICINITY LOCATION*: Maitland Road
SUMMARY: New lot *ZONING*: PF *ACREAGE*: 44 (11.936 acres) *PARCEL ID*: 26683-01678-000-00
ACTION REQUIRED: Approval/Denial
- J. FINAL PLAT~ APPLICANT**: Maitland Partners, LLC *LEGAL DESCRIPTION*: Lot 14 of Paradise Acres in Section 18, T5N, R3E. (Legal shortened) *VICINITY LOCATION*: Maitland Road *SUMMARY*: New lot-matches preliminary *ZONING*: PF *ACREAGE*: 14 (2.279 acres) *PARCEL ID*: 26680-01678-000-10 *ACTION REQUIRED*: Approval/Denial
- K. FINAL PLAT ~ APPLICANT**: BH Development & BH Properties, LLC *LEGAL DESCRIPTION*: Lots 7A & 9A, Blk 2 and dedicated public row in Trailside Addition of Powder House Pass Section 17 & 18, T4N, R3E (legal shortened) *VICINITY LOCATION*: Hwy 85 *SUMMARY*: Movement of lot lines-Phase 2 *ZONING*: PUD *PARCEL ID*: 26450-00200-000-70 *ACTION REQUIRED*: Approval/Denial
- L. FINAL PLAT ~ APPLICANT**: BH Development & BH Properties, LLC *LEGAL DESCRIPTION*: Lots 6 - 8, Blk 2; Lots 2, 4, 7, 12 - 15, 17, Blk 4; Lots 1,- 5, Bk 5; Lots 2-7, Blk 6; Lots 1-2, Blk 7; and Lots 1-11, Blk 8 in Trailside Addition of Powder House Pass Section 17 & 18, T4N, R3E (legal shortened) *VICINITY LOCATION*: Hwy 85 *SUMMARY*: New Lots-matches preliminary *ZONING*: PUD *PARCEL ID*: 26450-00200-000-70 *ACTION REQUIRED*: Approval/Denial
- M. PRELIMINARY & FINAL PLAT ~ APPLICANT**: Cody Iverson & Laura Edward - Iverson *LEGAL DESCRIPTION*: Plat of Lot 1A, Blk 7 Wilderness Estates 2nd Addition in 18, T4N, R3E (legal shortened) *VICINITY LOCATION*: Hwy 85 *SUMMARY*: Revised lot *ZONING*: PUD *PARCEL ID*: 26455-00403-070-02 and 26455-00403-070-01 *ACTION REQUIRED*: Approval/Denial (CC May 11, 2021 @ 9:45 a.m.)
- N. PRELIMINARY & FINAL PLAT ~ APPLICANT**: Powder House Pass and BH Development, LLC *LEGAL DESCRIPTION*: Tract B1R of Wilderness Estates 2nd Addition in 18, T4N, R3E (legal shortened) *VICINITY LOCATION*: Hwy 85 *SUMMARY*: Revised lot-adding acreage into the community hall *ZONING*: PUD *PARCEL ID*: 26455-00200-000-25 and 26450-00200-000-70 *ACTION REQUIRED*: Approval/Denial (CC May 11, 2021 @ 9:45 a.m.)
- O. PRELIMINARY & FINAL PLAT ~ APPLICANT**: Two Bit LLC *LEGAL DESCRIPTION*: Lot 20A Revised and, 21A and 22A of Golden Hills SD in 31, T5N, R4E. (Legal shortened) *VICINITY LOCATION*: Boulder Canyon *SUMMARY*: Revised lots-moving lot lines *ZONING*: PF *ACREAGE*: 20A (9.887), 21A (5.087) Lot 22A (2.00) *PARCEL ID*: 26680-01707-000-10 *ACTION REQUIRED*: Approval/Denial (CC May 11, 2021 @ 9:45 a.m.)
- P. PUBLIC HEARING: COZ # 341 APPLICANT**: Kissack/Pittman *LEGAL DESCRIPTION*: SE ¼ of the NE ¼; and the SW ¼ of the SW ¼ (except Fremont, Elkhorn and Missouri Valley RR CO. ROW) and E ½ of the SE ¼ Except Lots 1 in SE ¼ SE ¼ of Section 8. T6N, R4E. *VICINITY LOCATION*: Hwy 34 *SUMMARY*: The applicant is requesting a COZ from A-1 to A-2 in order to subdivide the property *ZONING*: A-1 *ACREAGE*: 149.91 acres *PARCEL ID*: 22000-00604-083-30 *ACTION REQUIRED*:



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Approval/Denial (CC PH (1st Reading) May 25, 2021 @ 9:00 a.m.)

- Q. RECOMMENDATION MEETING:** VAR#191 *APPLICANT:* Walker Properties LLC/Sam Walker *LEGAL DESCRIPTION:* Tract 1 of Trout Haven # 3 Section 7, T2N, R5E. *VICINITY LOCATION:* Hwy 385 *SUMMARY:* The applicant is requesting a 12' and 11' variance to the front two corners of the new covered patio from the front 25' setback *ZONING:* HSC *ACREAGE:* 8.64 acres *PARCEL ID:*05010-00205-073-10 *ACTION REQUIRED:* Recommendation to CC (CC PH June 8, 2021 @ 9:15 a.m.)
- R. INFORMATIONAL MEETING:** COZ # 343 *APPLICANT:* Don Hander *LEGAL DESCRIPTION:* A portion of the NE ¼ NE ¼ Section 21, T6N, R4E. *VICINITY LOCATION:* Hwy 34 *SUMMARY:* The applicant is requesting a COZ from A-1 to C/LI in order to bring land into compliance with lot size and building a storage garage *ZONING:* A-1 *ACREAGE:* 14.19 acres *PARCEL ID:*22000-00604-211-20 *ACTION REQUIRED:* Discussion/Set onsite/Set Public Hearing (PZ PH June 3, 2021 @ 1:30 p.m.)
- S. INFORMATIONAL MEETING:** CUP # 464 *APPLICANT:* Zachary & Sara Carter *LEGAL DESCRIPTION:* Tract CP2, being a part of the SE ¼, all in Section 26, T6N, R3E. *VICINITY LOCATION:* Hwy 85/Corner of Crook City Rd *SUMMARY:* The applicant is requesting a CUP for storage units on the corner of Crook City Rd/Hwy 85 *ZONING:* A-1 *ACREAGE:* 30 acres *PARCEL ID:*21000-00603-233-10 *ACTION REQUIRED:* Discussion/Set onsite/Set Public Hearing (PZ PH June 3, 2021 @ 1:30 p.m.)
- T. INFORMATIONAL MEETING:** CUP #465 *APPLICANT:* McGuigan Farm Experience LLC/McGuigan Inc/Curtis McGuigan *LEGAL DESCRIPTION:* SW ¼ NE ¼; SW ¼; S ½ NW ¼ and pt of W ½ SE ¼ (ex Lot 1 Dairy Lane Addition; E ½ NE ¼ - E ½ SE ¼ (ex Lot 1 Dairy Lane Addition; Dairy Lane Addition Lot 1 in the W ½ SE ¼ of Section 29, T7N, R2E. *VICINITY LOCATION:* North of Spearfish *SUMMARY:* The applicant is requesting a CUP to operate farm tours and education *ZONING:* A-1 *ACREAGE:* 560 acres *PARCEL ID:* 24000-00702-294-44; 24000-00702-304-00; 24000-00702-291-75; 24030-00702-010-00 *ACTION REQUIRED:* Discussion/Set onsite/Set Public Hearing (PZ PH June 3, 2021 @ 1:30 p.m.)
- U. DISCUSSION ITEMS:** Proposed Medical Cannabis Ordinances
- V. Items from Planning & Zoning Board Members**
- W. 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.