

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

Documents:

[NOV 4, 2021 \(3\).PDF](#)

**A. GENERAL PENDING BUSINESS**

- Call Meeting to Order
- Approve minutes of October 14, 2021
- Approve Agenda
- Declare Conflicts of Interest

**B. FINAL PLAT~ APPLICANT:** Greenview LLC and Jesse Jurens *LEGAL DESCRIPTION:* Lots 7A, 8, 9A and Green Space Lots of Greenview Estates all located NE ¼, SE 1.4 and the NW ¼ in Section 14, T3N, R1E *VICINITY LOCATION:* Hwy 85 *SUMMARY:* Lot line adjustments *ZONING:* PF *PARCEL ID:* 06200-00301-000-10; 00; 06200-00301-070-00 *ACTION REQUIRED:* Approval/Denial (CC Meeting: November 9, 2021 @ 9:00 am)

**C. PRELIMINARY ~ APPLICANT:** 4 Bears in the Hills LLC *LEGAL DESCRIPTION:* Phase 2 of Apple Springs Subdivision; Lots 1-11, Block 19 and Dedicated Public ROW all located in the SW ¼ of Section 11 and the NE ¼ NW ¼ of Section 14, T5N, R4E *VICINITY LOCATION:* Boulder Canyon *SUMMARY:* New preliminary plat for Phase 2 *ZONING:* SRD *PARCEL ID:* 18010-00000-000-00 *ACTION REQUIRED:* Approval/Denial (CC Meeting: November 9, 2021 @ 9:00 am)

**D. FINAL PLAT ~ APPLICANT:** 4 Bears in the Hills LLC *LEGAL DESCRIPTION:* Plat of Lot 7A, Blk 12 of Apple Springs Subdivision all located in Section 14, T5N, R4E (legal shortened) *VICINITY LOCATION:* Boulder Canyon *SUMMARY:* Combination of lots *ZONING:* SRD *PARCEL ID:* 18010-01200-070-00 *ACTION REQUIRED:* Approval/Denial (CC Meeting: November 9, 2021 @ 9:00 am)

**E. PRELIMINARY & FINAL PLAT ~ APPLICANT:** Robert Brechtel and Gary McCoy *LEGAL DESCRIPTION:* Tract A of Titanic Lode M.S. 1376 in the SW ¼ of Section 2, T5N, R2E (legal shortened) *VICINITY LOCATION:* Burno Gulch Rd *SUMMARY:* Replat lot lines between existing lots *ZONING:* PF *PARCEL ID:* 26590-01376-000-39; 266580-01376-000-83 *ACTION REQUIRED:* Exempt/Approval/Denial (CC Meeting: November 9, 2021 @ 9:00 am)

**F. PRELIMINARY & FINAL PLAT ~ APPLICANT:** Fred Ening *LEGAL DESCRIPTION:* Plat of Tract E1 and E2 of Desperado Sub NE ¼ NE ¼ in Section 32, T6N, R4E.(legal shortened) *VICINITY LOCATION:* Crook City Rd *SUMMARY:* Lot line changes *ZONING:* PF *PARCEL ID:* 22000-00604-321-30 *ACTION REQUIRED:* Exempt/Approval/Denial (CC Meeting: November 9, 2021 @ 9:00 am)

**G. PRELIMINARY & FINAL PLAT ~ APPLICANT:** Curtis & Deanna Middleton and E2 LLC *LEGAL DESCRIPTION:* Plat of 20A and 21A, Blk 8 of Lost Camp Valley Acreage in Section 2 and 11, T4N, R2E (legal shortened) *VICINITY LOCATION:* Terry Peak *SUMMARY:* Lot line changes *ZONING:* SRD *PARCEL ID:* 26920-00001-008-20; 26920-00001-008-21 *ACTION REQUIRED:* Exempt/Approval/Denial (CC Meeting: November 9, 2021 @ 9:00 am)

**H. LAYOUT PLAN~ APPLICANT:** BH Development LLC *LEGAL DESCRIPTION:* Lots 1-4, Blk 1; Lots 1-3, Blk 2; Lots 1-18, Blk 3; Lots 1-14, Blk 4; Lots 1-9, Blk 5 and Dedicated Public ROW, in Southridge Estates of Powder House Pass Section 17 & 18, T4N, R3E (legal shortened) *VICINITY LOCATION:* Hwy 85 *SUMMARY:* New Lots *ZONING:* PUD *PARCEL ID:* 26450-00200-000-00 *ACTION REQUIRED:* Discussion (CC: November 9



Lawrence County Commission Room  
**Planning & Zoning Regular Meeting Agenda**  
November 4, 2021 @ 1:30 p.m.  
Ph: 605-578-3871  
[www.lawrence.sd.us](http://www.lawrence.sd.us)  
[planning.zoning@lawrence.sd.us](mailto:planning.zoning@lawrence.sd.us)

@ 9:00 am)

- I. FINAL PLAT ~ APPLICANT:** BH Development LLC *LEGAL DESCRIPTION:* Lots 6, 7, 12, 13, 14, 16, Blk 5; Lots 4-9, Blk 7; 14, 15, 16, 18, 19, 22-29, 32-38, Blk 8; Lots 14, 6, 7, Blk 9; in Trailside Addition of Powder House Pass Section 17 & 18, T4N, R3E (legal shortened) *VICINITY LOCATION:* Hwy 85 *SUMMARY:* New Lots *ZONING:* PUD *PARCEL ID:* 26450-00200-000-70; 26450-00200-000-00 *ACTION REQUIRED:* Approval/Denial (CC Meeting: November 9, 2021 @ 9:00 am)
- J. PRELIMINARY & FINAL ~ APPLICANT:** John and Jamie Hohn/Darrell Hohn Etux *LEGAL DESCRIPTION:* Lots D-1 Revised and D-2 Revised a sub of Lot D located in the SE ¼ SW ¼ of Section 7, T2N, R5E. (Legal shortened) *VICINITY LOCATION:* Merritt Estes Rd *SUMMARY:* Lot line change *ZONING:* PF *PARCEL ID:* 05000-00205-073-91; 05000-00205-073-90 *ACTION REQUIRED:* Exempt/Approval/Denial (CC Meeting: November 9, 2021 @ 9:00 am)
- K. PUBLIC HEARING: CUP # 469 APPLICANT:** Troy Schultes *LEGAL DESCRIPTION:* Tract 2A-1, being a part of Lot 2A Lots 1 and 2 of the subdivision of Woodbine Placer M.S. 1208, located in the NE ¼ of Section 24, T5N, R3E *VICINITY LOCATION:* Boulder Canyon/Mattson Lane *SUMMARY:* The applicant is requesting a CUP for the operation of a campground to consist of 4 RV hookups. *ZONING:* PF *ACREAGE:* 3.33 acres *PARCEL ID:* 26500-01208-000-66 *ACTION REQUIRED:* Approval/Denial (CC PH: November 23, 2021 @ 9:00 am)
- L. INFORMATIONAL MEETING: COZ # 347 APPLICANT:** New Risk, LLC/Travis Lantis *LEGAL DESCRIPTION:* Tract 8, 9A and 10A, located in the SW ¼ of Section 20, T6N, R3E *VICINITY LOCATION:* McDermott Rd *SUMMARY:* The applicant is requesting a COZ to allow subdivision of the existing property into smaller lots *ZONING:* A-1 to RR *ACREAGE:* 57.047 acres *PARCEL ID:* 21000-00603-203-09; 10 and 07 *ACTION REQUIRED:* Discussion/Set On Site/Set Public Hearing (PZ PH: December 2 @ 1:30 pm)
- M. RECOMMENDATION MEETING: VAR # 195 APPLICANT:** Mark & Faye Keith *LEGAL DESCRIPTION:* Lot 29 in Englewood Acres Subdivision, located in Section 16 & 17, T5N, R3E *VICINITY LOCATION:* Rochford Road *SUMMARY:* The applicant is requesting a 19.3' variance to a 25' NW side corner setback for a proposed garage. Also, a 19' variance to the 25' SW side setback for an existing garage. *ZONING:* A-1 *CREAGE:* 6.36 acres *PARCEL ID:* 26900-02087-000-84 *ACTION REQUIRED:* Recommendation (CC PH: November 23, 2021 @ 9:15 am)
- N. DISCUSSION:** Matt Zietlow, Coeur-Wharf, Boston Expansion, New CUP; Work group for Medical Marijuana Ordinances
- O. Items from Planning & Zoning Board Members**
- P. 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.