

1. 1:30 P.M. Lawrence County P & Z Agenda - December 2, 2021

Documents:

[DEC 2, 2021.PDF](#)

**A. GENERAL PENDING BUSINESS**

- Call Meeting to Order
- Approve minutes of November 4, 2021
- Approve Agenda
- Declare Conflicts of Interest

**B. LAYOUT PLAN ~ APPLICANT:** Kloss Development *LEGAL DESCRIPTION:* Dakota Highlands Estates (Approx 55 lots) *VICINITY LOCATION:* Whitewood *SUMMARY:* New Subdivision *ZONING:* PF *PARCEL ID:* 22000-00604-231-10 and 22000-00604-233-15 *ACTION REQUIRED:* Discussion/Set Onsite (CC: December 14 @ 9:00 am)

**C. FINAL BOUNDARY PLAT ~ APPLICANT:** Deer Mt Village *LEGAL DESCRIPTION:* Plat of Blk A of Deer Mt Village all located in Sectio 13, T4N, R2E. (legal shortened) *VICINITY LOCATION:* Hwy 85 *SUMMARY:* Boundary of the Deer Mt Village Subdivision *ZONING:* PUD *PARCEL ID:* 26584-00200-040-00; 050-00; 060-00; 010-00; 020-00; 030-00; 26584-00400-010-00; 26583-01356-000-00; 26540-01221-000-00 *ACTION REQUIRED:* Approval/Denial (CC Meeting: December 14 @ 9:00 am)

**D. PRELIMINARY & FINAL PLAT ~ APPLICANT:** Stone House Enterprises LLC and Bear Butte Wildlife LLC *LEGAL DESCRIPTION:* Plat of Tracts A1 and B1 of Ciani Subdivision, formerly Tracts A and B all located on Section 29, T7N, R1E (legal shortened) *VICINITY LOCATION:* Red Hill Road *SUMMARY:* Replat lot lines between existing lots *ZONING:* A-1 *PARCEL ID:* 23000-00701-291-10; 23000-00701-292-30 *ACTION REQUIRED:* Exempt/Approval/Denial (CC Meeting: December 14 @ 9:00 am)

**E. PRELIMINARY & FINAL PLAT ~ APPLICANT:** Lance and Peggy Hubbard *LEGAL DESCRIPTION:* Tracts 1A & 1B of Hubbard Subdivision formerly Tract 1 located in a portion of the NE ¼ and SE ¼ of Section 18, T6N, R4E (legal shortened) *VICINITY LOCATION:* Acorn Ridge Road *SUMMARY:* Creating 2 large lots *ZONING:* A-1 *PARCEL ID:* 22000-00604-181-20 *ACTION REQUIRED:* Exempt/Approval/Denial (CC Meeting: December 14 @ 9:00 am)

**F. PRELIMINARY & FINAL PLAT ~ APPLICANT:** Brandon & Jessica Lindley *LEGAL DESCRIPTION:* Lots 1 & 2 of Coe Placer Sections 13 and 24, T5N, R4E (legal shortened) *VICINITY LOCATION:* Shirtail Gulch/Boulder Canyon *SUMMARY:* Creation of a new lot *ZONING:* PF *PARCEL ID:* 26340-00776-600-75 *ACTION REQUIRED:* Approval/Denial (CC Meeting: December 14 @ 9:00 am)

**G. PRELIMINARY & FINAL PLAT APPLICANT:** Chris & Dayna Vinich *LEGAL DESCRIPTION:* Lot 2R-1 Blk 17 of Apple Springs Subdivision, Section 11 & 14, T5N, R4E (legal shortened) *VICINITY LOCATION:* Boulder Canyon *SUMMARY:* Replat of lot *ZONING:* SRD *PARCEL ID:* 18010-01700-010-00 *ACTION REQUIRED:* Exempt/Approval/Denial (CC Meeting: December 14 @ 9:00 am)

**H. PRELIMINARY & FINAL PLAT APPLICANT:** 4 Bears in the Hills LLC *LEGAL DESCRIPTION:* Lots 1-4, Blk 18 *VICINITY LOCATION:* Boulder Canyon *SUMMARY:* New preliminary plat *ZONING:* SRD *PARCEL ID:* 18010-00000-000-00 *ACTION REQUIRED:* Approval/Denial (CC Meeting: December 14 @ 9:00 am)

**I. PRELIMINARY PLAT ~ APPLICANT:** BH Properties LLC *LEGAL DESCRIPTION:* Lots 1-4, Blk 1; Lots 1-3,



Lawrence County Commission Room  
**Planning & Zoning Regular Meeting Agenda**  
December 2, 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)

Blk 2; Lots 1-24, Blk 3; Lots 1-6, Blk 4; Lots 1-11, 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: December 14 @ 9:00 am)

**J. PRELIMINARY & FINAL PLAT** ~ *APPLICANT*: Todd and Beth Bouska *LEGAL DESCRIPTION*: Plat of 12A of Paradise Acres in Section 18, T5N, R3E (legal shortened) *VICINITY LOCATION*: Maitland Road *SUMMARY*: Combine Lots 12 & 13 *ZONING*: PF *PARCEL ID*: *ACTION REQUIRED*: Exempt/Approval/Denial (CC Meeting: December 14 @ 9:00 am)

**K. PRELIMINARY & FINAL PLAT** ~ *APPLICANT*: Gregory & Collette Klein/Jeffery & Diane Raush/ David & Karin Chipman *LEGAL DESCRIPTION*: Lot 32 Revised of Meadow Crest; Tract K Revised and Chipman Tract Section 2 and 11, T4N, R2E (legal shortened) *VICINITY LOCATION*: Boulder Canyon *SUMMARY*: Lot line changes *ZONING*: PF *PARCEL ID*: *ACTION REQUIRED*: Exempt/Approval/Denial (CC Meeting: December 14 @ 9:00 am)

**L. PUBLIC HEARING**: 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*: Approval/Denial (CC PH and 1st Reading: December 28 @ 9:00 am)

**M. INFORMATIONAL MEETING**: CUP #470 *APPLICANT*: Wharf Resources *LEGAL DESCRIPTION*: *VICINITY LOCATION*: Terry Peak/Wharf Area *SUMMARY*: The applicant is requesting an increase in the CUP boundary to extend mining operation *ZONING*: PF *CREAGE*: 51 +/- acres *PARCEL ID*: *ACTION REQUIRED*: Discussion/Set On Site (PZ PH: January 6, 2021 @ 1:30 pm)

**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.