

LAWRENCE COUNTY PLANNING & ZONING BOARD
MINUTES OF JANUARY 7, 2021 **REGULAR MEETING**

The regular meeting of the Lawrence County Planning & Zoning Board was called to order by Chairman Rick Tysdal on Thursday, January 7, 2021, at 1:30 P.M. in the County Commission Meeting Room, 90 Sherman Street, Deadwood, SD. During the pendency of the Coronavirus pandemic, remote public participation at meetings is being facilitated using GoToMeeting.

Present: Kelly Fuller, Rick Tysdal, Amy Allen, Mike Whalen, Bob Ewing, Julie Stone and Travis Schenk

Absent: None.

Election of Officers: Moved-Seconded (Ewing-Stone) to keep the current slate of officers, Chairman- Rick Tysdal, Vice-Chairman-Travis Schenk and Secretary-Kelly Fuller. Motion Carried.

Moved-Seconded (Stone-Schenk) to approve the minutes of the Regular Meeting December 3, 2020, meeting. Motion Carried.

Moved-Seconded (Stone-Schenk) to approve the Agenda with the addition of the Election of Officers. Motion Carried.

Conflicts: Stone- Item K.

FINAL PLAT - Frawley Ranches Inc.

Lot 71 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 71 (2.091 acres) PARCEL ID: 22650-00604-000-02.

Moved-Seconded (Stone-Whalen) motion to approve the Final Plat. Motion Carried.

PRELIMINARY & FINAL PLAT - Billy J Heisinger LLC

Lot C1, Block 1 of the S 1/2 NW 1/4 NE 1/4; consisting of Lot C of Lot 4 in Blk 1 of the S 1/2 NW 1/4 NE 1/4 and the adjoining East 50' of the abandoned C & NW R.R. Right of Way; located in the S 1/2 NW 1/4 NE 1/4 of Section 28, T6N, R4E. VICINITY LOCATION: Crook City Rd SUMMARY: Changing lot line as the buildings were on the other lot ZONING: PF ACREAGE: Lot 5 (5.00 acres); Lot 6 (10.00 acres); Lot 7 (54.94 acres) PARCEL ID: 09000-00304-120-50. The City of Whitewood has already approved the front setbacks.

Moved-Seconded (Stone-Schenk) motion to approve plat as Exempt from fire plan because of lot line revision. Motion Carried.

Moved-Seconded (Allen-Stone) motion to approve the Preliminary Plat. Motion Carried.

Moved-Seconded (Stone-Allen) motion to approve the Final Plat. Motion Carried.

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PRELIMINARY & FINAL PLAT - Two Bit Ranch Estates LLC & Hermi Trust
Lot 25A and 26A of Two Bit Ranch Estates, of Section 30, T5N, R4E (legal shortened)
VICINITY LOCATION: Boulder Canyon/Two Bit Rd SUMMARY: Lot line exchange
ZONING: PF ACREAGE: Lot 25A (3.04 ac) 26A (3.40 ac) PARCEL ID:
18185-00504-250-00 and 18185-00504-260-00.

Moved-Seconded (Stone-Schenk) motion to approve the Preliminary Plat. Motion Carried.

Moved-Seconded (Allen- Ewing) motion to approve the Final Plat. Motion Carried.

PRELIMINARY & FINAL PLAT - Steven & Jaclyn Wells and Devin De Young
Lot 1 of the Etta Lode, M.S. 1039 formerly a part of Lot W of M.S. 1039, located in the SE 1/4 Section 6 and the NE 1/4 of Section 7, T4N, R3 and Lot 28B-1 of Gilded Mountain Subdivision; all located in the E 1/2 of Section 6 and the SW 1/4 of Section 5, T4N, R3
VICINITY LOCATION: Hwy 14A SUMMARY: Subdivision of a lot ZONING: PF/SRD
PARCEL ID: 26380-01039-000-35 and 26380-01039-000-35.

Moved-Seconded (Stone-Allen) motion to approve the plat as Exempt from the fire plan. Motion Carried.

Moved-Seconded (Allen-Stone) motion to approve the Preliminary Plat. Motion Carried.

Moved-Seconded (Stone-Ewing) motion to approve the Final Plat. Motion Carried.

PRELIMINARY & FINAL PLAT - Brownsville Fire Dept/ Dennis & Michael Anderson & Rebecca & Kristi Ruff / Mumm Enterprises/Chris & Laura Shopshear
Tract A-1, C-1 and F-1 and Lot 2C Revised, beng portions of East Lode M.S. 1302, West Lode M.S. 1302, Acme No 2 M.S. 1372, Acme No 3 M.S. 1372 and HES 54, located in Section 25, T4N, R3E and Section 30, T4N, R4E VICINITY LOCATION: Hwy 385
SUMMARY: Tract 2C Revised 5.946 ac; Tract A-1 .745 ac; Tract C-1 1.419 ac and Tract F-1 15.723 ac ZONING: PF & HSC PARCEL ID: 13000-00403-250-30; 13000-00403-250-15; 13000-00403-250-31; 26580-01302-000-10. This plat will make better access for the Fire Dept.

Moved-Seconded (Stone-Schenk) motion to approve the plat as Exempt from the fire plan. Motion Carried.

Moved-Seconded (Stone-Schenk) motion to approve the Preliminary Plat. Motion Carried.

Moved-Seconded (Stone-Ewing) motion to approve the Final Plat. Motion Carried.

FINAL PLAT - A-1 Investments II
Lot 500A and Lot 31A of Blackforest Ranchettes Unit No 1, located in Hillside Fraction and Hillside No 2 M.S. 1166 and Railroad Fraction M.S. 1994 all located in Sections 17, T4N, R3E. VICINITY LOCATION: Rochford Rd SUMMARY: Lot line change ZONING: PF

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ACREAGE: Lot 500A (1.625 acres) and Lot 31A (5.969 ac) PARCEL ID: 26460-01166-000-10 and 26860-01994-000-58.

Vogt stated that a preliminary plat was not required because there were no structures or floodplain on the lots.

Moved-Seconded (Stone-Schenk) motion to approve the plat as Exempt from the fire plan. Motion Carried.

Moved-Seconded (Ewing-Stone) motion to approve the Final Plat. Motion Carried with Stone not voting.

PRELIMINARY & FINAL PLAT - Two Bit LLC; Blaine & Lynda Sandidge
Lot 50 Revised of Golden Hills, Section 30 & 31, T5N, R4E (Legal shortened) VICINITY LOCATION: Two Bit SUMMARY: Revised Lot ZONING: PF ACREAGE: Lot 50R (5.082 acres) PARCEL ID: 26680-01707-000-10 and 26695-01707-500-00.

Moved-Seconded (Stone-Schenk) motion to approve the plat as Exempt from the fire plan. Motion Carried.

Moved-Seconded (Stone-Schenk) motion to approve the Preliminary Plat. Motion Carried.

Moved-Seconded(Stone-Ewing) motion to approve the Final Plat. Motion Carried.

FINAL PLAT - Maitland Partners, LLC
Lot 56 of Paradise Acres III in Section 1, 18, 19, 20 T5N, R3E. (Legal shortened) VICINITY LOCATION: Maitland Road SUMMARY: New lots ZONING: PF ACREAGE: Lot 56 (3.880 acres) PARCEL ID: 26683-01678-000-00.

Moved-Seconded (Schenk-Stone) motion to approve the Final Plat. Motion Carried.

PRELIMINARY & FINAL PLAT - Jeff & Jodi Sleep
Tracts 1 & 2 a Subdivision of HES 69 located in Sections 118, 19, T3N, R3E VICINITY LOCATION: Besant Park Rd SUMMARY: Re-do of Expired Prelim and Final from 2019 ZONING: PF ACREAGE: Tract 1 (52.109 ac) and Tract 2 (19.7681 ac) PARCEL ID: 08000-00303-200-00. A fire plan has been completed.

Moved-Seconded (Stone-Schenk) motion to approve the Preliminary Plat. Motion Carried.

Moved-Seconded (Allen-Ewing) motion to approve the Final Plat. Motion Carried.

FINAL PLAT - BH Development, LLC
Lots 4, 7, 8, 9, 11, 14, 15, 16, 17, 19, 20, 21, 24, 25, 25, 27 and 28A of Dancing Sky of Powder House Pass Section 7, T4N, R3E (legal shortened) VICINITY LOCATION: Hwy 85 SUMMARY: New lots ZONING: PUD PARCEL ID: 26450-00200-000-00.

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Moved-Seconded (Allen-Fuller) motion to approve the Final Plat. Motion Carried.

PRELIMINARY & FINAL PLAT - Donald F Hander

Tract T-13 located in a portion of the NE 1/4 NE 1/4 of Section 21, T6N, R4E VICINITY
LOCATION: Whitewood Valley Rd SUMMARY: Platting a 1/4/1/4 description broken off
by road ZONING: A-1 PARCEL ID: 22000-00604-211-20.

Moved-Seconded (Allen-Fuller) motion to deny the Preliminary Plat following the
recommendation of staff that the plat does not follow A-1 zoning and that there would
be no building right on the lot. Motion Carried.

PUBLIC HEARING - ORD 20-02 Liquid & Bulk Propane Storage Yard

APPLICANT: CBH CO-OP LEGAL: all of Lawrence County SUMMARY: The addition of
Liquid & Bulk Propane Storage Yard as an allowed CUP in the PF-Park Forest District

Proponents: None

Opponents: None

Proponents: None

Opponents: None

Moved-Seconded (Whalen-Ewing) motion to Approve the ORD 20-02 per Lawrence
County Zoning Ordinance, Chapter 18. Motion Carried.

CC Public Hearing and 1st Reading Scheduled: January 26, 2021 @ 9:15 am

INFORMATIONAL MEETING: 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: ACREAGE: 80 +/- acres PARCEL ID: 21000-00603-211-11. Vogt told the Board
that the PUD zoning fits well into the area that proceeds from low to high density. It
meets site distance requirements. Representatives from Hartland Enterprises and
Brosz Engineering were present and they shared that the City of Spearfish will not
annex the lots with this plan because it is looking for higher density subdivisions.

PZ Public Hearing Set February 4, 2021@ 1:30 p.m.

INFORMATIONAL MEETING: 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: Hey 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. The applicant is planning camping sites for high-end
RV's. The Board recommended replatting to make the Mineral surveys into one tract.

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PZ Public Hearing Set February 4, 2021@ 1:30 p.m.

DISCUSSION ITEMS - Final Development Agreement for Phase 2 of Powder House Pass. Kevin Smith and Joel Dykstra joined the meeting via GoToMeeting. They discussed the beginning of the new phase of development for Powder House Pass CID.

ITEMS FROM PLANNING & ZONING BOARD - Chairman Rick Tysdal officially welcomed Bob Ewing to the P&Z Board.

Vogt indicated some items for Board discussion for the Winter and Spring. They will be looking into some areas on the zoning map to do some administrative change of zoning.

Tysdal asked about CUP #453 for VMC LLC. Vogt stated the appeal time has expired and there has been no word from the applicant.

OPPORTUNITY FOR PUBLIC COMMENT

None.

The meeting adjourned at 2:25 PM.

APPROVED: _____

Date: _____

Rick Tysdal, CHAIR

ATTEST: _____

Date: _____

Kelly Fuller, SECRETARY