

**LAWRENCE COUNTY PLANNING & ZONING BOARD  
MINUTES OF: February 2, 2023, REGULAR MEETING**

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**PENDING BUSINESS:**

The regular meeting of the Lawrence County Planning & Zoning Board was called to order by Acting-Chairman Travis Schenk on Thursday, February 2, 2023, at 1:30 P.M.

**Present:** Kelly Fuller, Travis Schenk, Bob Ewing, Mike Whalen, Timm Comer, and TJ Ewing.

**Absent:** Rick Tysdal

Vice-Chairman Travis Schenk was appointed Acting-Chairman in the absence of Rick Tysdal.

**Moved-Seconded (Whalen-TJ Ewing)** to approve the Regular Meeting Minutes for the January 5, 2023, meeting. Motion Carried.

**Moved-Seconded (Schenk-TJ Ewing)** to approve the Agenda Motion Carried.

**Conflicts:** None.

**AGENDA ITEMS:**

**PUBLIC HEARING: CUP #300-23 OWNER/APPLICANT:** Hay Creek Ranch LLC/Cindy Koebele  
*LEGAL DESCRIPTION:* Lot 2 of HES 471 located in Section 3, T3N, R4E. *VICINITY LOCATION:* Nemo Rd/ Penny Lane *SUMMARY:* Add living quarters in pole barn *ZONING:* PF *ACREAGE:* 20.09 acres *PARCEL ID:* 09000-00304-030-15. Vogt explained that the request is for a new structure with living quarters for private use by the owners or rented out. She asked that condition #24 to the CUP be considered with the motion. Cindy Koebele was present and explained the need for the extra space. There was no other input, and the public hearing was closed.

**Moved-Seconded (Whalen-Fuller)** motion to Approve CUP #300-23, adding Condition # 24 per Lawrence County Zoning Ordinance Chapter 19. Motion Carried.

**(CC PH Scheduled for Feb 28, 2023, at 9:00 am)**

**INFORMATIONAL MEETING: COZ #356 OWNER/APPLICANT:** Isaac Almanza/Joe Noble, Ae2s  
*LEGAL DESCRIPTION:* SW1/4 SE1/4 NW1/4 SE1/4, E1/2 SE1/4 NW1/4 SE1/4, E1/2 NE1/4 NW1/4 SE1/4, NE1/4 SW1/4 SE1/4, N1/2 SE1/4 SE1/4, N1/2 N1/2 SE1/4 SW1/4 SE1/4, N1/2 N1/2 S1/2 SE1/4 SE1/4, SE1/2 NE1/4 LESS AND EXCEPT TRACT 1 OF THE SW1/4NE1/4 OF SECTION 10, all located in Section 10, T6N, R3E. *VICINITY LOCATION:* St. Onge Road/Steinmeyer Farms *SUMMARY:* Rezone from A-1 to A-2 to subdivide *ZONING:* A-1 *ACREAGE:* acres *PARCEL ID:* 21000-00603-104-10. Rick Weller, a partner of Mr. Almanza, was present. He explained the changes to the application in which they are now asking for a change of zoning from A-1 to A-2, giving the planned subdivision about 12 lots. Weller stated that the owners have been meeting with the surrounding landowners, and they all seem to be ok with the change to the request. He said that there would be another meeting with more owners soon.

**(PZ PH Scheduled for March 2, 2023, at 1:30 pm)**

**INFORMATIONAL MEETING: COZ #358 OWNER/APPLICANT:** Spearfish Mt Ranch/DeMersseman, Jensen, Tellinghuisen & Huffman LLP  
*LEGAL DESCRIPTION:* SE1/4 SW1/4- SW1/4 SW1/4 EX LOT H-1 & HWY ROW AND THAT PORTION OF THE SE1/4 LYING SOUTH OF LOTS H2 & H3 OF THESE1/4 & ALSO EX THEREFROM RR ROW SECTION 17, T6N, R4E, B.H.M, Lawrence Co., SD.  
*VICINITY LOCATION:* Adjacent to I-9 near Whitewood, but accessed from Oak Drive *SUMMARY:* Rezone from A-1 to SRD to subdivide *ZONING:* A-1 *ACREAGE:* 100.6 acres *PARCEL ID:* 22000-00604-174-30 and 22000-0060-173-10. Roger Tellinghuisen was present via Go-To-Meeting. He

shared information on development plans if a change of zoning is allowed. The Whitewood water services will extend to the new subdivision. Each lot will use septic systems. Private roads will be paved, and access will be off Oak St. There will be an agreement with the Whitewood Forest Acres Road District.  
**(PZ PH Scheduled for March 2, 2023, at 1:30 pm)**

**PLATS:**

**FINAL PLAT: APPLICANT: 4 Bears in the Hills LLC** *LEGAL DESCRIPTION:* Lot 12, Blk 7 of Apple Springs Subdivision; being a part of the Apple Springs Tract of the NE ¼ NW ¼ and the unplatted balance of the W ½ NE ¼ and SE ¼ NW ¼ of Section 14, T5N, R4E.

*VICINITY LOCATION:* Boulder Canyon *SUMMARY:* New lots *ZONING:* SRD *PARCEL ID:* 18010-000000-000-00.

**Moved-Seconded (B Ewing-Whalen)** motion to approve the Final Plat. Motion Carried.

**PRELIMINARY & FINAL PLAT: APPLICANT: Douglas Bechen** *LEGAL DESCRIPTION:* Lots 2A-1 and 2A-2 of Lot 2A of Lot 2 of T & M Subdivision located in the NW ¼ of Section 16, T6N, R4E.

*VICINITY LOCATION:* Hwy 34/Whitewood *SUMMARY:* Moving lot lines *ZONING:* RR *PARCEL ID:* 22000-00604-162-40. Vogt stated that there would be no fireplan required for this plat because of very little vegetation on the property.

**Moved-Seconded (B Ewing-Fuller)** motion to approve the Preliminary Plat. Motion Carried.

**Moved-Seconded (Comer-TJ Ewing)** motion to approve the Final Plat. Motion Carried.

**INFORMATIONAL MEETING: ORD 22-04 OWNER/APPLICANT:** Lawrence County Planning & Zoning

*LEGAL DESCRIPTION/LOCATION:* Lawrence County, SD as a whole *SUMMARY:* Proposed Zoning Ordinance Revisions *ZONING:* all areas. Vogt reviewed the changes that are requested for the ordinance. Items reviewed: Revised and added/deleted definitions, allowed uses and conditional uses for all zones, Rewording of Intent of PUD and requirements for that zone.

**(PZ PH Scheduled for March 2, 2023, at 1:30 pm)**

**[☰ ORD 22-04 Zoning Ordinance Revisions \(1.5.2023\)](#)**

**ITEMS FROM PLANNING & ZONING BOARD MEMBERS:**

There will be a discussion item for the P&Z March 2, 2023, meeting about the subdivision ordinance.

Vogt gave an update on the Highway Corridor Meetings that she has been attending. She will add links to the information on the Lawrence County website.

Bruce Outka added that there are also DOT studies related to the Tinton Road area and the Highway going through Deadwood.

**PUBLIC COMMENT:** None.

**SET DATE AND TIME FOR NEXT MEETING:** March 2, 2023, at 1:30 p.m.

**ADJOURN** 3:10 p.m.