

LAWRENCE COUNTY PLANNING & ZONING BOARD
MINUTES OF: February 3, 2022
REGULAR MEETING

The regular meeting of the Lawrence County Planning & Zoning Board was called to order by Chairman Rick Tysdal on Thursday, February 3, 2022, at 1:30 P.M. in the Commission Meeting Room, 90 Sherman St, Deadwood, SD.

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

Absent: Travis Schenk.

Moved-Seconded (Stone-Whalen) to approve the Regular Meeting Minutes for the January 6, 2022 meeting. Motion Carried.

Moved-Seconded (Ewing-Stone) to approve the Agenda. Motion Carried.

Conflicts: Stone: Items D & E.

PRELIMINARY & FINAL PLAT - David Winter

Lots 1-5 Tract A2 of Majestic Estates, in Section 23, 24, 25, T5N, R3E (legal shortened) VICINITY LOCATION: Boulder Canyon SUMMARY: New lots ZONING: PF PARCEL ID: 26045-00503-200-00. There will be four wells total when complete. The County Commission released the bond recently.

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

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

FINAL PLAT - HES 125 LLC

Lots 14 & 15, Blk 3 of Ironwood Estates in Section 25 & 36, T4N, R2E and Section 30 & 31, T4N, R3E (legal shortened) VICINITY LOCATION: Rochford Rd SUMMARY: Platting existing lots ZONING: SRD PARCEL ID: 13000-00403-310-10.

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

PRELIMINARY PLAT - BH Development

Lots 25, 26 & 27, Blk 5 and Lots 1-11, Blk 11; Lots 1-11, Blk 12 and Dedicated Public ROW of Trailside Addition of Powder House Pass Section 17, T4N, R3E (legal shortened) VICINITY LOCATION: Hwy 85 SUMMARY: New Lots ZONING: PUD PARCEL ID: 26450-00200-000-70; 26450-00200-000-00 Mike Stahl, Representative for PHP was present to give an update on the planned land swap with the BLM and the plans for moving the snowmobile trail into the ROW for next season. There is a bond in place for this subdivision.

Moved-Seconded (Ewing-Fuller) motion to approve the Preliminary Plat. Motion Carried. Stone abstained from voting.

PRELIMINARY & FINAL PLAT - Steven & Vicki Hasche

Lots 1 & 2, Blk 10 of Wilderness Estates 2nd Addition in Powder House Pass in Section 8, T4N, R3E (legal shortened) VICINITY LOCATION: Hwy 85 SUMMARY: New Lots ZONING: PUD PARCEL ID: 26455-00403-100-00

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

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Carried. Stone abstained from voting.

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

PRELIMINARY & FINAL PLAT - Olan & Recinda Rigsby, Dion & Paula Frost & James Sonne

Lot 1 Revised & Lot 2 Revised of Blk D and Lot 11 Revised & Lot 12 Revised of Blk A Vacated ROW of Bauer Ave of Boulder Heights Addn No.1 Section 14, T5N, R4E (legal shortened) VICINITY LOCATION: Boulder Canyon SUMMARY: Revised Lots & Vacation/Replat of Bauer Ave. ZONING: SRD PARCEL ID: 18400-00504-141-11 & 12 and 18400-00504-144-00. Outka explained Resolution 2021-38, ROW/ Bauer Ave vacation. There was a discussion about the width of the new ROW. Mr. Sonne explained his interest in keeping it at 40'.

Moved-Seconded (Stone-Allen) motion to approve the Plat as Exempt from the Fireplan per Lawrence County Subdivision Ordinance Ch 4. Motion Carried.

Moved-Seconded (Ewing-Fuller) motion to approve the Preliminary Plat keeping the road at 40ft on both sides because it was originally that way. Motion Carried.

Moved-Seconded (Stone-Fuller) motion to approve the Final Plat keeping the road at 40ft on both sides because it was originally that way. Motion Carried.

PUBLIC HEARING: CUP #267-21-Curt Walter/Powder River Dev Services/Travis Schenk

SW 1/4 NE 1/4 of Section 22, T7N, R1E VICINITY LOCATION: Chicken Creek Rd SUMMARY: Extension of tower height ZONING: A-1 ACREAGE: 40 +/- PARCEL ID: 23000-00701-222-10. The extension height request is for 330 ft. Vogt stated that there had not been much interest/ phone calls to the office regarding this CUP.

Proponents: Curt Wolter, Representative for AT&T, was present for any questions.

Opponents: None.

Proponents: None.

Opponents: None.

Discussion: None.

Moved-Seconded (Ewing-Allen) motion to Approve CUP #267-21 with conditions as proposed per Lawrence County Zoning Ordinance Chapter 19. Motion Carried.

CC PH: January 25, 2022, @ 10:30 AM

Items from Planning & Zoning Board Members:

None.

Public Comment:

None.

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Adjourn: 1:52 PM

APPROVED: _____ Date: _____
Rick Tysdal, CHAIRMAN

ATTEST:

Kelly Fuller, SECRETARY

_____ Date: _____