

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

The regular meeting of the Lawrence County Planning & Zoning Board was called to order by Chairman Rick Tysdal on Thursday, March 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, Richard Sleep, Julie Stone and Travis Schenk

Absent: Bob Ewing

Moved-Seconded (Stone-Schenk) to approve the Regular Meeting Minutes for the February 3, 2022 meeting. Motion Carried.

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

Conflicts: Stone: None.

LAYOUT PLAN

APPLICANT: Allyn & Linda Williamson

LEGAL DESCRIPTION: Layout of Lot A2R-1; A2R-2 and A2R-3 of Reebe Ranch Estates in Section 28, T7N, R1E (legal shortened) VICINITY LOCATION: Red Hill Road

SUMMARY: New lots ZONING: HSC

Vogt informed the board and the owner that adding two more lots with a 40' access easement and proposed cul de sac length is not allowable per Subdivision Ordinance Chapter 6. The Board and Mr. Williamson discussed options available for the cul de sac and the road. Vogt said the Reebe Ranch Subd. has started the process for a Road District. Williamson said he is avoiding the need to use that road at all. The owner will have to figure out a new layout of lots or the road.

FINAL PLAT

APPLICANT: David Winter

LEGAL DESCRIPTION: Plat of Lot 4 Tract A4 of Majestic Estates, in Section 23, 24, 25, T5N, R3E (legal shortened) VICINITY LOCATION: Boulder Canyon

SUMMARY: New lot.

ZONING: PF PARCEL ID: 26045-00503-400-00

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

PRELIMINARY & FINAL PLAT

APPLICANT: Gary & Dee Ann Herdt

LEGAL DESCRIPTION: Lot 1A ad well lot of Two Bit Ranch Estates in Section 30, T5N, R4E (legal shortened) VICINITY LOCATION: Boulder Canyon/Two-Bit Rd

SUMMARY: Replatting Lot 1 and creating a well lot.

ZONING: PF PARCEL ID: 18185-00504-010-00

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

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

FINAL PLAT

APPLICANT: Nicole Brown

LEGAL DESCRIPTION: Lot 15A, Block 15 of Apple Springs Sub in Section 11, T5N, R4E

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(legal shortened) VICINITY LOCATION: Boulder Canyon

SUMMARY: Combine lots 15 & 16.

ZONING: SRD PARCEL ID: 18010-01500-160-00 and 18010-01500-150-00

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

PRELIMINARY & FINAL PLAT

APPLICANT: Buck Ranch LLC

LEGAL DESCRIPTION: Tract A & B of the sub of HES 70 in Section 14 & 23, T3N, R3E

(legal shortened) VICINITY LOCATION: Rocky Johnson Rd

SUMMARY: New Lot.

ZONING: PF PARCEL ID: 23500-00701-280-02

Vogt shared concern that there is no secondary access and recommended a vacation of the section line that runs through Tract A.

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

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

PRELIMINARY PLAT

APPLICANT: Maitland Partners LLC

LEGAL DESCRIPTION: Plat of Lots 101-117 and dedicated public ROW Paradise Acres IV in Section 18, T5N, R3E (legal shortened) VICINITY LOCATION: Maitland Road

SUMMARY: New lots.

ZONING: PF PARCEL ID: 26720-01754-000-50, 26680-01678-000-10,
26720-01754-000-00

Lots have a central water system and individual septic systems. Vogt received an email from Allan Bonnema stating that the grading plans appeared satisfactory, although he had not seen the flow charts and grading plans for many years.

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

INFORMATIONAL MEETING: COZ # 349

APPLICANT: Wichterman Family Properties LLC

LEGAL DESCRIPTION: Tract B of Rally Park Addition, formerly a portion of HES 297 and Lot G-1-A Revised of HES 297 of Section 18 and 19, T4N, R4E VICINITY

LOCATION: Hwy 385

SUMMARY: Rezone properties from HSC and PF to RC to bring existing campground into compliance as well as extend campground

ZONING: PF and HSC ACREAGE: 45.85 +/- PARCEL ID: 14000-00404-190-55 and
14020-00404-190-30

Vogt said the old pond is cleaned up and has a fishing dock. The new part will be for seasonal/long-term camping. They will build 42 sites over time.

(PZ PH: April 7, 2022, @ 1:30 pm)

INFORMATIONAL MEETING: ORD 22-01-AMENDMENT

APPLICANT: Dean Meyer LEGAL DESCRIPTION: All of HSC Zoned Property in

Lawrence County VICINITY LOCATION: All of HSC Zoned Property in Lawrence County

SUMMARY: Request an ordinance amendment to the existing HSC zoning district of

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Specialty Resort as an Allowed Use to build three small service rental cabins ZONING: HSC
(PZ PH: April 7, 2022, @ 1:30 pm)

INFORMATIONAL MEETING: CUP # 472
APPLICANT: David & Patricia Johnson/Matt Johnson
LEGAL DESCRIPTION: NW 1/4 SE 1/4 and W 1/2 E 1/2 SE 1/4, Section 10, T7N, R2E
VICINITY LOCATION: Hwy 85
SUMMARY: Storage Units/outdoor storage ZONING: A-1 ACREAGE: 76 +/- PARCEL ID: 24000-00702-104-70
Vogt referred to the Hwy 85 Corridor Study. The request and land use comply with the study. Access is off of the highway and Hardin Rd. The owners were present to answer questions. They plan to build 2-30X150 storage units.
(PZ PH: April 7, 2022, @ 1:30 pm)

Items from Planning & Zoning Board Members:

Colorado Blvd Corridor Study - Vogt reviewed the final draft of the Colorado Blvd Corridor Study and the timeline of the process with holding a Public Hearing on April 7, 2022, at 1:30 p.m. The Study allows the City & County to work together as development continues along Colorado Blvd. Colorado Blvd is already maintained by the City of Spearfish. It will go on to the County Commission after the April 7 meeting.

Hospital Property off of Exit 17 update-Tysdal updated the Board on the property at Exit 17 owned by Monument Health and the plans to extend some services in a new building out on that property. This will continue the increase of build-out at Exit 17. Vogt has requested the City of Spearfish and the group that just finished the Colorado Blvd Study to continue with a study from Exit 17 to Deadwood.

Public Comment:

None.

Adjourn: 3:05 PM

APPROVED: _____ Date: _____
Rick Tysdal, CHAIRMAN

ATTEST: _____ Date: _____
Kelly Fuller, SECRETARY