

# LAWRENCE COUNTY PLANNING & ZONING BOARD

MINUTES OF JUNE 6, 2019

REGULAR MEETING

The regular meeting of the Lawrence County Planning & Zoning Board was called to order by Chairman, Rick Tysdal on Thursday, June 6, 2019, at 1:30 P.M. in the County Commission Meeting Room, 90 Sherman Street, Deadwood, SD.

Present: Kelly Fuller, Rick Tysdal, Travis Schenk, and Julie Stone.

Absent: Tom Brady, Scott Gullickson, and Daryl Johnson,

All motions passed by the unanimous vote of all members present unless otherwise noted.

Moved-Seconded (Schenk-Stone) to approve minutes of May 2, 2019, meeting. Motion Carried.

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

Declaration of Conflicts of Interest: Stone: Items G and I.

## **LAYOUT PLAN for Deborah Waldner**

Located off of Crook City Road. Requesting to subdivide Lot 2 of Stolen Kiss Ranch into two lots. One for each house. The property shares a well with surrounding lots, or the landowners may dig a new well. Zoning: PF Acreage: 14.692 acres Parcel ID: 22900-00604-020-00

## **LAYOUT PLAN for Teresa Horsely**

Located off of Crook City Road. Requesting to subdivide Tract D of Crook Mt Estates into three parcels and possibly 4 with purchase of the neighboring ground. The owner is aware of the need for a fireplan when the time comes to plat the lots. There was a discussion about an easement to the 4th lot if the property is platted as four lots. Zoning: PF Acreage: 18.54 acres Parcel ID: 18030-00504-030-41

## **PRELIMINARY & FINAL PLAT for John Grinager & Nancy Jo Shaw**

Lot 7R of Block 14 of Apple Springs SD; previously Lot 6 and Lot 7 of Block 3 of the Apple Springs Subdivision, all located in the Apple Springs Tract; NW ¼ NE ¼ of Section 14, T5N, R4E. Location: Off Boulder Canyon highway Request: Combine Lots 6 & 7 Zoning: SRD Acreage: .99 acres Parcel ID: 18010-01400-070-00 and 18010-01400-060-00

Moved-Seconded (Stone-Schenk) motion to Exempt Plat from Fire Plan. Motion Carried.

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

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

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## **PRELIMINARY & FINAL PLAT for Gerald & Pamela Bruce**

Tract B1 of Blaine Lode Claim, formerly Tracts B and C of Blaine Lode CLaim, being part of M.S. 1741; all located in Section 31, T5N, R3E. Location: Off Hwy 14A on Birchcrest Lane Request: Combination of 2 lots Zoning: PF Acreage: 2.00 acres Parcel ID: 26680-01742-000-60

Moved-Seconded (Stone-Schenk) motion to Exempt Plat from Fire Plan. Motion Carried.

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

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

## **PRELIMINARY & FINAL PLAT for Susan & Timothy Szutz**

Lot 60 A of Tract C, Lost Camp Valley Acreage, including portions of Mineral Surveys Nos. 1341, 1536, 1942, 2044, and 2050, all lying in Sections 2, 3, & 10 of T4N, R2E. Location: Off Last Chance Trail Request: Combination of 2 lots Zoning: SRD Acreage: .8666 acres Parcel ID: 26940-00003-002-60 and 26940-0003-002-59

Moved-Seconded (Stone-Schenk) motion to Exempt Plat from Fire Plan. Motion Carried.

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

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

## **FINAL PLAT for BH Development LLC**

Lot 7, Blk 7 and Dedicated Public ROW and Utility Easement Wilderness Estates 2nd Addition of Section 17, T4N, R3E (legal shortened) Location: Hwy 85 Request: New lot and Public ROW. Zoning: PUD Acreage: Lot 7 (.599) acres Parcel ID: 226790-01834-260-00

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

## **PRELIMINARY & FINAL PLAT for Todd Arnold**

Tract S Revised being the NE ¼ SE ½ of Section 7, T7N, R2E Location: Lower Redwater Rd Request: Combination of lots Zoning: A-1 Acreage: 39.991 acres Parcel ID: 24000-00702-074-10 and 24000-00702-074-15

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

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## **PRELIMINARY & FINAL PLAT for Wallace Gibbons**

Tract F Revised being a portion of Placer 252, located in the N1/2 of Section 28, T5N, R3E. Location: Hwy 14 A near Maitland Rd Request: Combination of lots Zoning: SRD Acreage: .244 acres Parcel ID: 26280-00252-000-05 and 26280-00252-020-00

Moved-Seconded (Schenk-Fuller) Motion to Exempt Plat from Fire Plan. Motion Carried.

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

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

Stone did not vote on this Item.

## **PRELIMINARY & FINAL PLAT for Reausaw Construction Inc and HES 125 LLC**

Lot 17 Revised of Block 4 of Ironwood Estates is a portion of Tract 1A-1 of the Subdivision of Tract 1A, being portions of HES 42 and HES 39, all located in Sections 25 and 36, T4N, R2E. Location: North Rochford Rd Request: Change of original lot line Zoning: SRD Acreage: .595 acres Parcel ID: 13200-00400-170-00 and 13000-00403-310-10

Moved-Seconded (Schenk-Stone) motion to Exempt Plat from Fire Plan. Motion Carried.

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

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

## **PRELIMINARY & FINAL PLAT for Todd & Nancy Marzenell**

Tracts 1, 2, and 3 a subdivision of Bavaria and Walter Lodes, M.S. 1031 located in the W ½ of Section 6, T4N, R4E. Location: Hwy 385 and Last Chance Ridge Rd Request: Subdivision of 2 lodes into 3 lots Fire plan has been submitted to Planning & Zoning. Zoning: PF Acreage: Tract 1 (9.977 acres); tract 2 ( 4.968 acres) and Tract 3 (5.023 acres) Parcel ID: 26340-01031-000-55.

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

No action was taken on the Final Plat due to lack of Completed Fire Plan.

## **PRELIMINARY & FINAL PLAT for Bradley & Donna Jamison**

Lot 9A of Deer Mt Resort Development No. 4, being a S/D of the Evangeline No 7 & Evangeline No 8 Lodes M.S. 1158 and the Welcome., Derby, Seagull, Tiger & Dexter Lodes of M.S. 1152 and the Doze Fraction of M.S. 1217, located in the NW ¼ and SW

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¼ of Section 18, T4N, R3E. Location: Deer Mt Area Request: Combination of Lot 9 and Lot 2 Zoning: SRD Acreage: 1.557 acres Parcel ID: 26530-00000-090-00 and 26520-01217-006-02

Moved-Seconded (Stone-Schenk) motion to Exempt Plat from Fire Plan. Motion Carried.

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

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

## **PUBLIC HEARING- COZ # 330 for Frawley Ranches Inc**

A portion of the S ½ SE ¼ of Section 22; A portion of the SW ¼ SW ¼, Section 23; Tract A of the SW ¼ SW ¼ of Section 23, less and except Lot H1 of Tract A of the SW ¼ SW ¼ of Section 23; and Tract E of the SE ¼ SW ¼ of Section 23 all in T6N, R4E. Located: Hwy 85 & Centennial Road Request: The applicant is requesting a COZ from A-1 General Agriculture to A-2 Residential Agriculture. Acreage: 28.59 acres Acres Parcel ID: 21000-00603-233-28 & 21000-00603-233-20 & 21000-00603-224-10 Amber Vogt, Planning and Zoning Director, showed the plans to change the zoning to replat some smaller pieces of Frawley Ranch property into one lot.

Proponents: JR Hamblet, the representative for Frawley Ranches Inc., explained the intent to eventually sell the 2 - 40-acres lots to the west of the re-zoned piece.

Opponents: None.

Proponents: None.

Opponents: None.

Moved-Seconded (Stone-Fuller) motion to approve COZ #330 per ORD Chapter 17. Motion Carried.

## **Public Hearing with the County Commission Scheduled- June 25, 2019, 9:15 AM.**

**RECOMMENDATION MEETING- The Timbers Subdivision, update on the proposed changes to the fire suppression system in the subdivision.** Interstate Engineering and Kurt Campbell.

Ron Bengs, the representative for Interstate Engineering, was present to explain the plans to update the residential water supply and fire suppression system for the Timbers Subdivision. He said that there would be a two-day storage supply and 30,000 gals plus a pond that is already on site. Vogt read the letter submitted by Interstate detailing the plans for what will bring the subdivision into current compliance. Vogt will

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be presenting this before the County Commission on June 11th as well.

**DISCUSSION MEETING- Lawrence County Comprehensive Plan Update with Black Hills Council of Local Government** -Ali Demersseman, Executive Director, reviewed the discussion from the May P&Z meeting. She asked for continued feedback on building a stakeholders list of those that may want to be involved with the planning meetings; and items that may be important to the Board during the planning process and Comp Plan writing. Some topics that the board discussed were the goals and making them more specific action items. Vogt requested that there be a reference to the County Disaster Management plan.

**Items from Planning & Zoning Board Members**

None.

**Opportunity for Public Comment**

None.

The meeting adjourned at 2:55 PM.

APPROVED: \_\_\_\_\_ Date: \_\_\_\_\_

Rick Tysdal, CHAIR

ATTEST: \_\_\_\_\_ Date: \_\_\_\_\_

Kelly Fuller, SECRETARY