

**LAWRENCE COUNTY PLANNING & ZONING BOARD**  
**MINUTES OF SEPTEMBER 2, 2021**  
**REGULAR MEETING**

The regular meeting of the Lawrence County Planning & Zoning Board was called to order by Chairman Rick Tysdal on Thursday, September 2, 2021, at 1:30 P.M. in the County Commission Meeting Room, 90 Sherman Street, Deadwood, SD.

Present: Julie Stone, Rick Tysdal, Amy Allen, Mike Whalen, Randall Rosenau and Travis Schenk.

Absent: Kelly Fuller

Moved-Seconded (Schenk-Rosenau) to approve Julie Stone as Temporary Secretary of this meeting. Motion Carried.

Moved-Seconded (Schenk-Whalen) to approve the Regular Meeting Minutes for the August 5, 2021 meeting. Motion Carried.

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

Conflicts: Stone-Item N, Allen-Item N.

**LAYOUT PLAN** - Harry & Barbara Ayer; Meg Hehner; Connie Ayer

Tract H of the Tam Johnson HES; Tract 2 of Lot 6; Tract 2 of Lot 11 in Section 12 & 13, T3N, R4E VICINITY LOCATION: Nemo/Benchmark Rd SUMMARY: Re-plat of existing acreages to stay within the family ZONING: PF PARCEL ID: 06000-00301-320-00. Lot line exchange for family members with one new lot.

**FINAL PLAT**- Isaac Almanza

Lots 4, 14, 15, 21, 26 & 27 of Lost Meadows Subdivision, being a portion of HES 497, located in Section 31 & 32, T2N, R1E VICINITY LOCATION: Hwy 85 SUMMARY: Matches preliminary plat ZONING: PF PARCEL ID: 06000-00301-320-00.

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

**PRELIMINARY & FINAL PLAT** - Bill Pearson

Lots 1 - 3 of Cabin Springs Estates, being a portion of the remainder of the SE ¼ NW ¼ of Section 20, T5N, R4E VICINITY LOCATION: Boulder Canyon SUMMARY: New Subdivision ZONING: PF PARCEL ID: 18000-00504-201-10. Roads and fire plans are complete.

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

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

**PRELIMINARY & FINAL PLAT** -Mark Skvicalo

Lot J, Lot G, and Lot M in Section 17 and 20, T4N, R3E VICINITY LOCATION: Englewood SUMMARY: New lots ZONING: PF PARCEL ID: 26340-01004-000-30. Lot line exchange retaining three lots. Vogt reminded the owners that any further subdivision would require a fire plan.

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

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

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

**FINAL PLAT - 4 Bears in the Hills LLC**

Lot 7 & 8A-1 Blk 7 Apple Springs S/D: VICINITY LOCATION Boulder Canyon SUMMARY: Lot line change ZONING: SRD PARCEL ID: 18010-00700-080-10 and 18010-00700-080-20 & 18010-00000-000-00.

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

**FINAL PLAT - David Winter**

Plat of 3, 7 and 22 of Tract A4 of Majestic Estates, Section 25, T5N, R3E (legal shortened) VICINITY LOCATION: Boulder Canyon SUMMARY: New lots ZONING: PF PARCEL ID: 26046-00503-400-10.

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

**PRELIMINARY & FINAL PLAT - Stone House Enterprises & Bear Butte Wildlife LLC**

Lots Tracts A & B Ciani Subd. located Section 29, T7N, R1E (legal shortened) VICINITY LOCATION: Create lots for financing SUMMARY: Removing lot line and making a new lot ZONING: A-1 PARCEL ID: 23000-0701-291-10: 23000-00701-291-30.

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

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

**PRELIMINARY & FINAL PLAT - Leslie Auer**

Lots 1 & 2 of Auer S/D Section 25& 30, T6N, R4E (legal shortened) VICINITY LOCATION: Crook City Rd SUMMARY: New Lots ZONING: A-1 PARCEL ID: 22010-00604-020-00.

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

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

**PRELIMINARY & FINAL PLAT - Black Hills Chairlift**

Tract 2 located in a portion of govt lots 6 & 7 Section 2, T4N, R2E (legal shortened) VICINITY LOCATION: Hwy 85 SUMMARY: Transfer purposes only-will retain no building rights ZONING: SRD PARCEL ID:12000-00402-020-11.

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

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

**PRELIMINARY & FINAL PLAT - Glenn Martin & Deborah Rodeghier**

Lot 7A of Blk 2 of Whitewood Forest Addition in Section 21, T6N, R4E (legal shortened) VICINITY LOCATION: Lot line change SUMMARY: Revised lot ZONING: SRD PARCEL ID:

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22700-00604-002-07 and 22700-00604-002-08.

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

**PRELIMINARY & FINAL PLAT - Jason Anderson**

Tract 1A & 1B Story Lane S/D in 14, T5N, R4E. (Legal shortened) VICINITY LOCATION:  
Boulder Canyon SUMMARY: Revised lots-moving lot lines ZONING: PF PARCEL ID:  
18500-00504-142-36.

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

**PRELIMINARY & FINAL PLAT - Douglas & Tiffany Roen & Reinhart Schultes**

Tract R1 & Tract R4 being portions of Protection Lode MS 1929 & Placer 252 in 28, T5N, R3E.  
(Legal shortened) VICINITY LOCATION: Maitland Rd SUMMARY: Moving lot lines ZONING:  
PF & SRD PARCEL ID: 26840-01929-000-30 & 26840-01929-000-20.

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

**BOUNDARY/FINAL PLAT - Golden Reward Mining Co**

Tract 4 Powder House Passin Section 18, T4N, R3E. (Legal shortened) VICINITY LOCATION:  
HWY 85 SUMMARY: Boundary Plat ZONING: PF PARCEL ID: 26420-01136-000-00 &  
26380-01102-000-00.

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

**CORRECTIVE/FINAL - Maitland Partners**

Lot 1,12 & Well Lot Harley Estates in Section 19 & 20, T5N, R3E. (Legal shortened) VICINITY  
LOCATION: Maitland Rd SUMMARY: Correction of Final Plat ZONING: PF PARCEL ID:  
26635-00000-000-00.

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

**PRELIMINARY & FINAL PLAT - Maya Jo's Bed & Breakfast LLC**

Lots 7A1 & 7A2 of the subd. of Whangdoodle No 1 & No 2 MS 1845 Located in SW1/4 in  
Section 14 T4N, R3E. (Legal shortened) VICINITY LOCATION: Maitland Rd SUMMARY:  
Removing lot line ZONING: PF PARCEL ID:26760-01845-000-90.

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

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that the existing CUP legal description will need to be updated accordingly. Motion Carried.  
Moved-Seconded (Allen-Rosenau) motion to approve the Final Plat. Motion Carried.

**PRELIMINARY & FINAL PLAT - James & Linda Brown**

Lot 85A of Tract M of Paradise Acres III in 17,18,19 & 20, T5N, R3E. (Legal shortened)  
VICINITY LOCATION: Maitland Rd SUMMARY: Removing lot line ZONING: PF PARCEL ID:  
26684-00000-850-00 & 26684-00000-860-00.

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

**FINAL PLAT - Rolph & Lisa Nelson & Maitland Partners**

Lot 2A Revised & 2B Revised of Bellefish S/D, Section 20, T5N, R3E (legal shortened)  
VICINITY LOCATION: Maitland Rd SUMMARY: Revised lots ZONING: PF PARCEL ID:  
26692-01675-000-02 & 26692-01675-000-20.

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

**FINAL PLAT - Two Bit LLC**

Lot 38 Golden Hills, Sections 30 & 31, T5N, R4E & Sections 25 & 36, T5N, R3E (legal  
shortened) VICINITY LOCATION: Boulder Canyon SUMMARY: New lot ZONING: PF PARCEL  
ID: 26680-01707-000-10.

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

**PUBLIC HEARING: CUP # 458- Grant Sawyer**

Tract D and H of Nemo placer No 1368, all located in NW ¼ of Section 27, T3N, R5E Section  
27 all T7N, R2E VICINITY LOCATION: Nemo SUMMARY: The applicant is requesting a CUP  
for 4-8 campsites for horse camping with private hookups and corrals ZONING: PF  
ACREAGE: 8 acres PARCEL ID: 26580-01368-000-59 and 26580-01368-000-87. Vogt  
explained that the property already has had horse trail rides for many years. The owner  
plans to finish the cabin and use it for a rental. She shared the letters for and against sent  
from the public.

**Proponents:** The applicant, Grant Sawyer, gave an update on some ideas that he has for the  
property. He had some questions about septic/sewer requirements. Vogt told him that it is  
regulated by the state when he applies for a state campground license. He is interested in  
using solar power and adding tent sites to the plan.

**Opponents:** Troy Saye, 12737 Guest Ranch Loop, Nemo, stated the applicant should be able  
to use his property as he likes but has concerns about the owner not having complete

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information on infrastructure and cost of a campground. He also voiced concern about the current trail ride company having to move or shut down. Saye explained how horse camping has declined for his campground/resort due to increased ATV use.

**Proponents:** The applicant said that he has been trying to get infrastructure information, but it is hard right now to get someone out to inspect things.

**Opponents:** None.

Heidi Lewis of Butte County Planning was present and shared that campers staying more than a week will need someplace to dump.

**Discussion:** Allen stated that she would like to see the special events portion of the request left to permitting by Temporary Use Permits. The board updated the conditions to exclude #'s 10 & 23. They changed #24 to no seasonal date limit and rally camping to a total of 12 campsites and 12 tent sites maximum.

Moved-Seconded (Schenk-Stone) motion to Approve CUP #458 with the amendment of adding a site plan and conditions as noted per Lawrence County Zoning Ordinance Chapter 19. Motion Carried.

**CC PH: September 28, 2021 @ 9:45 am**

**INFORMATIONAL MEETING:** CUP # 467 -Mike Kindzerski/Pam Brewer/Muley Hill Lodge LLC Lot 7B of Lot 7, being a part of Lot 7 located in the NE ¼ of Section 24, T5N, R3E VICINITY LOCATION: Boulder Canyon/Mattson Lane SUMMARY: The applicant is requesting a CUP for the construction of 8 RV campsites located next to an existing shop building to be used in conjunction with the existing wedding venue CUP ZONING: PF ACREAGE: 4.4 acres PARCEL ID: 17000-00503-240-34. Vogt explained that the applicants already have a CUP for the wedding venue onsite and would like to add CUP #467 & #468. This request meets all requirements.

**PZ PH: October 14, 2021, @ 1:30 pm**

**INFORMATIONAL MEETING:** CUP # 468 - Mike Kindzerski/Pam Brewer/Muley Hill Lodge LLC Tract 37 and Lot A, a sub of Tract 37; Lot 7A and Lot 7B of Lot 7, being a part of Lot 7 located in the NE ¼; Lot 8A-1, being a part of Lot 8A and part of Lot 7; Lot 9A-1, being a part of Lot 9A and part of Lot 2A of Lots 1 and 2 of Lot A, all located in Section 24, T5N, R3E VICINITY LOCATION: Boulder Canyon/Mattson Lane SUMMARY: The applicant is requesting a CUP for the operation of trail rides/sleigh rides/wagon rides; boarding of horses and equestrian events ZONING: PF ACREAGE: 56 acres PARCEL ID: 17000-00503-240-25; 17000-00503-240-32; 17000-00503-240-34; 26500-01208-000-08; 26500-01208-000-09 and 17000-00503-240-10. Vogt explained that the applicants already have a CUP for the wedding venue onsite and would like to add CUP #467 & #468. The

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applicant stated that they only have the horse area, barn and corral for boarding, not for horse events.

**PZ PH: October 14, 2021, @ 1:30 pm**

**DISCUSSION ITEMS:**

None.

**Items from Planning & Zoning Board Members:**

None.

**Public Comment:**

None.

**Adjourn: 3:02 PM**

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

Rick Tysdal, CHAIRMAN

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

Julie Stone, TEMPORARY SECRETARY