

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

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

Present: Rick Tysdal, Bob Ewing, Mike Whalen, TJ Ewing & Travis Schenk.

Absent: Kelly Fuller and Julie Stone.

Moved-Seconded (Schenk-B Ewing) to approve TJ Ewing as Acting-Secretary due to the absence of Kelly Fuller. Roll Call Vote: Aye: 4 - B Ewing, Tysdal, Whalen, Schenk; Nay: 1-TJ Ewing. Motion Carried.

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

Moved-Seconded (B Ewing-Whalen) to approve the Agenda removing Item 2, no Preliminary Plat for Item 7 and No Final Plat for Item 9. Motion Carried.

Conflicts: None.

All motions passed unanimously with all members present unless otherwise noted.

PRELIMINARY & FINAL PLAT ~ APPLICANT: Broken Wheel Real Estate, LLC LEGAL DESCRIPTION: Lot 1 and Lot 2 of Broken Wheel Estates located in E ½ SE ¼ of Section 34, T7N, R4E. VICINITY LOCATION: Weisman Road SUMMARY: Moving lot lines from horizontal to vertical to allow putting houses on each 40 acre plus fixing setbacks on an existing pole building/No fire Plan Required ZONING: A-1 PARCEL ID: 25000-00704-344-00. Vogt identified a concern about the access through the floodplain. She explained the lots are smaller than 40 acres due to the ROW being dedicated to Weisman Rd.

Moved-Seconded (Whalen- Schenk) motion to Approve the Plat as Exempt. Motion Carried.

Moved-Seconded (TJ Ewing-Whalen) motion to Approve the Preliminary Plat. Motion Carried.

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

PRELIMINARY & FINAL PLAT ~ APPLICANT: Cindy Smith-Bierema & Ivan Bierema LEGAL DESCRIPTION: Lots 14A and 15A of Block 9 to the Town of St. Onge being all of Lots 13, 12 and 15 of Block9 located in the NE ¼ NW ¼ of Section 26, T7N, R3E. VICINITY LOCATION: St. Onge SUMMARY: Lot line adjustment to fix structures and allow room for a new trailer ZONING: GC PARCEL ID: 28800-00900-150-00 and 28800-00900-140-00.

Moved-Seconded (B Ewing- Schenk) motion to Approve the Plat as Exempt. Motion Carried.

Moved-Seconded (B Ewing-TJ Ewing) motion to Approve the Preliminary Plat. Motion Carried.

Moved-Seconded (B Ewing-TJ Ewing) motion to Approve the Final Plat. Motion Carried.

PRELIMINARY & FINAL PLAT ~ APPLICANT: DRD Enterprises LLC LEGAL

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DESCRIPTION: Lot 3 Revised and Lot 4 of the subdivision of Emery No 4 Lode M.S. 1856 located in Section 11, T4N, R2E. VICINITY LOCATION: Terry Peak Summit Road
SUMMARY: Lot line revision and new lot/fire plan completed ZONING: PF PARCEL ID: 26760-01856-000-00 and 26760-01856-000-03. Vogt shared that due t the steepness of Lot 4, the fire plan has a building envelope plan, so the lots are being platted/replatted for this purpose.

Moved-Seconded (Whalen-TJ Ewing) motion to Approve the Preliminary Plat. Motion Carried.
Moved-Seconded (B Ewing-Whalen) motion to Approve the Final Plat. Motion Carried.

FINAL PLAT ~ APPLICANT: BH properties LLC LEGAL DESCRIPTION: Plat of Lot 2, Blk 1; Lot 1, Blk 2; Lots 2 and 10, Blk 3; Lots 1, 2, 3, 5, and 6, Blk 4; Lot 10, Blk 5 of South Ridge Estates being a subdivision of a portion of Tract 2 of Powder House Pass located in SE ¼ of Section 19 and the SW ¼ of Section 20, T4N, R3E. VICINITY LOCATION: Hwy 85/Rochford Road/Powder House Pass SUMMARY: New lots/Bond is in place for roads & water/fire plan letter received ZONING: PUD PARCEL ID: 26451-00403-005-01 and 26450-00200-000-00. The covenants contain the fireplan completion plan. Rob Mattox approved this format and said the crown fire mitigation had been implemented, but the ground fuels needed to be treated. Vogt stated that the covenants would need to be recorded at the time of plat recording. After discussion, the Board decided to approve with contingencies.

Moved-Seconded (B Ewing-TJ Ewing) motion to Approve the Final Plat contingent upon covenants being filed before building permits are issued. Motion Carried.

PRELIMINARY & FINAL PLAT ~ APPLICANT: Jim Robinson Trust and Cole and Linda Brooking LEGAL DESCRIPTION: Tract 4R and Tract 5R of Bulldog Ranch Subdivision No 2, formerly Tract 4 and Tract 5, all located in a portion of HES 569, Section 8, 9 and 17, T3N, R5E. VICINITY LOCATION: N. Rochford Rd SUMMARY: Lot Line adjustment/no fire plan required ZONING: PF PARCEL ID: 08200-00303-080-05 and 08200-00303-080-04.

Moved-Seconded (B. Ewing-Whalen) motion to Approve the Amended Preliminary Plat. Motion Carried.

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

PRELIMINARY & FINAL PLAT ~ APPLICANT: Salmon's Inc % Don Hausle LEGAL DESCRIPTION: Tract 1A and Tract 1B of HES 68, formerly Tract 1 of Lot A of HES 68, all located in Section 7, Section 17 and Section 18, T3N, R4E. VICINITY LOCATION: Hwy 385 SUMMARY: Creation of a new lot/fire plan submitted but not completed ZONING: PF PARCEL ID: 09000-00304-180-20. The final plat was pulled due to the fire plan not being completed.

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

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WORK SESSION: Review of Proposed Ordinance Revisions

Vogt informed the Board that a citizen had voiced concern about the committee reviewing the subdivision ordinance. After discussion, the Board decided to vote on the committee representatives.

Moved-Seconded (Whalen-TJ Ewing) motion to Approve the members of the committee to review the Subdivision Ordinance as Janette Sprenger, Randy Deibert & Adam Thompson. Motion Carried.

Vogt asked the Board to review items in Chapters 5 and 6 of the Zoning Ordinance for the following work session. Items to be discussed will be definitions and district updates, sign regulations, water and wastewater regulations, additional use items, building permits and Variances.

Items from Planning & Zoning Board Members: None.

Public Comment: None.

Set date and time for next meeting - December 1, 2022, at 1:30 p.m.

Adjourn: 3:25 PM

APPROVED: _____ Date: _____

Rick Tysdal, CHAIRMAN

ATTEST: _____ Date: _____

TJ Ewing, ACTING-SECRETARY