

LAWRENCE COUNTY PLANNING & ZONING BOARD
MINUTES OF NOVEMBER 7, 2019
REGULAR MEETING

The regular meeting of the Lawrence County Planning & Zoning Board was called to order by Chairman Rick Tysdal on Thursday, November 7, 2019, at 1:30 P.M. in the County Commission Meeting Room, 90 Sherman Street, Deadwood, SD.

Present: Julie Stone, Rick Tysdal, Daryl Johnson & Tom Brady.

Absent: Kelly Fuller, Travis Schenk, and Scott Gullickson

Moved-Seconded (Brady-Johnson) to appoint Julie Stone as acting Secretary for the meeting due to Kelly Fuller's absence. Motion Carried.

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

Moved-Seconded (Brady-Stone) to approve the minutes of October 3, 2019, meeting. Motion Carried.

Moved-Seconded (Brady-Stone) to approve the Agenda as Revised with Items D & J removed. Motion Carried.

Declaration of Conflicts of Interest: Stone: Item E.

Preliminary/Final - Marvin & Teka Mutchler

Tract 2A, 2B, and Tract 2C of Nonnast Subdivision #2, located in a portion of the NE ¼ of Section 28, T6N, R4E. **VICINITY LOCATION:** Crook City Road **SUMMARY:** Creation of 2 new lots and a fire plan was received with no work needing to be done **ZONING:** PF **ACREAGE:** Tract 2A (14.195 acres) and Tract 2B (2.10 acres) Tract 2C (2.11 acres) **PARCEL ID:** 22750-00604-020-00. A shared driveway has been approved by LC Highway Dept.

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

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

Preliminary/Final - Aspens at Allikat Corner LLC & Allison Hall

Lot 1R and Lot 5 of Diamond Estates, a sub of Lot 1 of Diamond Estates and Diamond Fraction MS #1902, all located in Diamond and Diamond #1, Diamond #2 and Diamond Fraction all of MS #1902, located in Section 13 & 14, T3N, R4E. **VICINITY LOCATION:** Benchmark/Nemo **SUMMARY:** Movement of lot lines to meet setbacks to build a structure **ZONING:** PF **ACREAGE:** Lot 1R (15.62 acres) Lot 5 (13.66 acres) **PARCEL ID:** 26800-01902-000-25 & 26830-00304-140-10

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

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

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

Layout Plan - Wharf Resources

Lot U1 being a portion of the Mark Twain Lode, M.S. 378, and the Lost Fraction Lode of M.S. 1041, located in the NE ¼ of Section 2, T4N, R2E. **VICINITY LOCATION:** Stewart Slope

LAWRENCE COUNTY PLANNING & ZONING BOARD
MINUTES OF NOVEMBER 7, 2019
REGULAR MEETING

Rd/Terry Peak **SUMMARY:** Creation of lots to transfer to be used for parking for Barefoot Rental Properties (no residential building rights attached) **ZONING:** SRD **ACREAGE:** Lot U1 (1.155 acres) **PARCEL ID:** 26280-00378-000-10. Some land is to be donated by Couer Wharf Resources to the Barefoot Lodge at Terry Peak for Parking and eventually a pole building or detached garage to be built. The layout plan would not meet the 2-acre minimum for a building permit for SRD Zoned property. Ideas to remedy this problem were raised, and the owners will be discussing them before a preliminary plat is drafted. Stone left the table during the discussion.

Preliminary/Final - Two Bit LLC

Lots 16A, 16B, and 17 of Golden Hills being a sub of Tract A (legal shortened) Section 25 & 26, T5N, R3E and Section 30 & 31, T5N, R4E. **VICINITY LOCATION:** Two Bit Rd **SUMMARY:** Moving lot lines from original Lot 16 & 17 to create an extra lot **ZONING:** PF **ACREAGE:** Lot 16A (6.778 acres) Lot 16 B (2.054 Acres); Lot 17 (16.018 acres) **PARCEL ID:** 26680-01707-000-10. The lots do not match the Preliminary Plat because they add an extra lot to the Subdivision. The Preliminary is for 57 lots and 24 have been final platted.

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

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

Final - Reausaw Construction Inc and HES 125 LLC

Lot 18 of Blk 4 of Ironwood Estates being a portion of Tract 1A-1 of the sub of Tract 1A being portions of HES 42 and HES 39. All located in Section 25 and 36, T4N, R2E and Section 30 & 31, T4N, R3E. **VICINITY LOCATION:** Rochford Rd **SUMMARY:** New lot **ZONING:** SRD **ACREAGE:** .717 acres **PARCEL ID:** 13000-00403-310-10

Moved-Seconded (Brady-johnson) motion to approve the Final Plat. Motion Carried.

Layout Plan - Arnold Rodakowski; William & Veronica Hess

Lots 1A, 2A, 2B, and 2C of the Rambler M.S. 1950 Subdivision; formerly Lots 1 & 2 of the Rambler M.S. 1950 and that portion of the Sutro Lode M.S. 1950 west of the Yellow Creek Rd; all located in the W ½ of Section 10, T4N, R3E. **VICINITY LOCATION:** Yellow Creek Rd **SUMMARY:** Movement of lot lines & New lots & proposed new access **ZONING:** PF **ACREAGE:** Lot 1A (5.4 acres) Lot 2A (5.6 acres) Lot 2B (5.9 acres) and Lot 2C (3.3 acres) **PARCEL ID:** 26840-01950-000-12 and 26840-01950-000-11. Access was discussed. Wasp Rd is a public ROW not maintained by the County. Brady stated not all property is meant to be subdivided. A concern with powerline easements; waterway and the layout of the lots.

Preliminary/Final - KJ Management LLC; Aaron and Kim Maag; Larry & Jeanne Stueffen Tract 4A and Lot 12B-1, Block A and Lot 1A-1, Block B of the Bowman Sub (legal shortened) Section 34, T5N, R3E. **VICINITY LOCATION:** Hwy 385 **SUMMARY:** Movement of Lot Lines between neighbors **ZONING:** SRD **ACREAGE:** Tract 4A (.577 acres); Lot 12B-1 (.327 acres) and Lot 1A-1 (.248 acres) **PARCEL ID:** 26300-00758-000-18; 26300-00758-000-12;

LAWRENCE COUNTY PLANNING & ZONING BOARD
MINUTES OF NOVEMBER 7, 2019
REGULAR MEETING

26300-00758-000-14

Moved-Seconded (Brady-Johnson) motion to Exempt Plat from Fire Plan. Motion Carried.
Moved/Seconded (Brady-Stone) Motion to approve Preliminary Plat. Motion Carried
Moved-Seconded (Stone-Brady) motion to approve the Final Plat. Motion Carried.

DISCUSSION MEETING -Lawrence County Comprehensive Plan - Update with Black Hills Council of Local Government. Ali Demersman delivered the raw data from the survey. She said There were 770 survey respondents and 156 public meeting attendees. Her group is still putting the data altogether and will have information from the public meetings next month. For more information: www.lawrencecountycompplan.com

ITEMS FROM PLANNING & ZONING BOARD

None.

OPPORTUNITY FOR PUBLIC COMMENT

Dominic Wolf asked the Board a question about how the comprehensive plan affects voting with the P&Z Board and the County Commission. Using the example of mining in Spearfish Canyon. Johnson and Brady addressed the question and explained the pros and cons of mining in the Black Hills.

The meeting adjourned at 2:33 PM.

APPROVED: _____ Date: _____
Rick Tysdal, CHAIR

ATTEST: _____ Date: _____
Julie Stone, Acting SECRETARY