

**A. GENERAL PENDING BUSINESS**

- Call Meeting to Order
- Introduction of Amy Allen and Mike Whalen - New Board Members
- Elect a New Vice Chairman
- Approve minutes of January 9, 2020
- Approve Agenda
- Declare Conflicts of Interest

**B. Preliminary ~ APPLICANT:** Arnold Rodakowski; William & Veronica Hess **LEGAL DESCRIPTION:** 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 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 **ACTION REQUIRED:** Approval/Denial

**C. Final ~ APPLICANT:** Steven Risdal Two Bit Ranch Estates **LEGAL DESCRIPTION:** Lots 21-23 of Two Bit Ranch Estates; Section 30, T5N, R4E (legal shortened) **VICINITY LOCATION:** Two Bit **SUMMARY:** New lots **ZONING:** PF **ACREAGE:** Lot 21 ( 2.23 acres); Lot 22 (3.38 acres); Lot 23 (2.29 acres) **PARCEL ID:** 18185-00504-000-00 **ACTION REQUIRED:** Approval/Denial

**D. Preliminary ~ APPLICANT:** Frawley Ranch Estates/Robert Harlan **LEGAL DESCRIPTION:** Plat of Frawley Ranch Lot 4R all in Section 18, T6N, R4E (legal shortened) **VICINITY LOCATION:** Spearfish East **SUMMARY:** Lot line adjustment **ZONING:** A-1 **ACREAGE:** Lot 4R (2.330 acres) **PARCEL ID:** 22000-00604-181-10 and 22640-00604-181-04 **ACTION REQUIRED:** Approval/Denial

**E. Final ~ APPLICANT:** Frawley Ranch Estates/Harley Harlan **LEGAL DESCRIPTION:** Plat of Lot 5, Lot D and access easement across Lot C of Frawley Ranch East and Frawley Ranch Lot 4R all in Section 18, T6N, R4E (legal shortened) **VICINITY LOCATION:** Spearfish East **SUMMARY:** New lots plus a Lot line adjustment **ZONING:** A-1 **ACREAGE:** Lot 4R (2.330 acres); Lot D (1.756 acres) and Lot 5 (2.462 acres) **PARCEL ID:** 22000-00604-181-10 and 22640-00604-181-04 **ACTION REQUIRED:** Approval/Denial

**F. Preliminary & Final ~ APPLICANT:** Karla & Dustin Cameron **LEGAL DESCRIPTION:** Tract B1 and Roubaix Lot 4A being portions of Eureka Lode, M.S. 389, Putnam Lode M.S. 452, Cloverleaf Lode and Four Leaf Clover Lode, M.S. 1307 Silver Goblet Lode M.S. 678, Located in Sectio 29, T4N, R4E. **VICINITY LOCATION:** Nemo Rd **SUMMARY:** Change in lot lines **ZONING:** PF **ACREAGE:** Tract B (.825 acres) and Roubaix Lot 4 (2.867 acres) **PARCEL ID:** 26290-00000-040-00 and 26280-00389-000-10 **ACTION REQUIRED:** Approval/Denial

**G. Final ~ APPLICANT:** BH Development LLC **LEGAL DESCRIPTION:** Plat of Lot 4, Blk 7, Wilderness Estates 2nd Addition, Section 8, T4N, R3E (legal shortened) **VICINITY LOCATION:** Hwy 85 **SUMMARY:** New lot **ZONING:** PUD **ACREAGE:** .507 acres **PARCEL ID:** 26790-01834-250-00 **ACTION REQUIRED:** Approval/Denial

**H. Final ~ APPLICANT:** BH Development LLC **LEGAL DESCRIPTION:** Plat of Lot 3, Blk 2, Ridgewood Addition, Section 7 and 8, T4N, R3E (legal shortened) **VICINITY LOCATION:** Hwy 85 **SUMMARY:** New lot **ZONING:** PUD **ACREAGE:** .482 acres **PARCEL ID:** 26455-00200-000-20 **ACTION REQUIRED:** Approval/Denial

- I. PUBLIC HEARING** ~ Conditional Use Permit #455 **APPLICANT:** Krautland Two LLC/Spearfish Valley Produce LLC  
**LEGAL:** Lots 2 - 13 in the sub of the N ½ SE ¼ in Section 20, T7N, R2E **PARCEL ID:** 24000-00702-204-45 **VICINITY LOCATION:** Old Belle Road/Chicken Creek Rd **SUMMARY:** Applicant is requesting a CUP for the continued operation of the Corn Maze/Pumpkin Patch and like events **ACREAGE:** 60.00 acres **ACTION REQUIRED:** Discussion (CC Public Hearing Scheduled: March 10, 2020 @ 9:00 am)
- J. INFORMATIONAL MEETING** ~ Conditional Use Permit #456 **APPLICANT:** WT Eaton Properties LLC/Johner Gravel  
**LEGAL:** A tract of land known as the Eaton Pit, located in the W½ of Section 12, T7N, R2E, Black Hills Meridian, Lawrence County, South Dakota; more particularly described as follows: Commencing at the W¼ corner common to Sections 12 and 11, T7N, R2E,; Thence N 90°00'00" W, 658.25 feet to the west boundary line of said Eaton Pit, Being the point of the beginning; Thence N 00°02'16" E, 167.41 feet along the westerly line of said tract to the NW corner of said Tract, Thence N 57°47'17" E, 283.80 feet; Thence S 33°07'07" E, 1035.50 feet; Thence N 90°00'00" W, 806.27 feet; Thence N 00°02'16" E, 548.59 feet to the point of beginning; containing 10.0 acres more or less. **PARCEL ID:** 24000-00702-120-10 **VICINITY LOCATION:** Lookout Mountain Rd/Hardin Rd **SUMMARY:** Applicant is requesting a CUP for Small Scale Gravel Operation **ACREAGE:** 10.00 acres **ACTION REQUIRED:** Discussion (PZ Public Hearing Scheduled: March 12, 2020 @ 1:30 pm)
- K. INFORMATIONAL MEETING** ~ Change of Zoning #335 **APPLICANT:** Leslie Auer/Sandy Browner **LEGAL:** A TRACT OF LAND BEING A PORTION OF TRACT B OF THE AUER SUBDIVISION, SAID TRACT FORMERLY BEING GOVERNMENT LOT 3 OF SECTION 30, T6N, R4E, B.H.M., LAWRENCE COUNTY, SOUTH DAKOTA, EXCEPTING THAT PORTION OF TRACT A OF THE AUER SUBDIVISION BEING WITHIN GOV'T LOT 3, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 30, SAID CORNER BEING A FOUND REBAR AND BEING THE TRUE POINT OF BEGINNING; THENCE FOLLOWING THE QUARTER LINE S89°44'03"E A DISTANCE OF 858.72' TO A POINT WHERE SAID QUARTER LINE INTERSECTS THE WEST BOUNDARY LINE OF AFORESAID TRACT A; THENCE FOLLOWING SAID WEST BOUNDARY LINE S00°00'15"E A DISTANCE OF 311.22' TO A PIN AND CAP STAMPED "LS3977"; THENCE S35°51'20"E A DISTANCE OF 197.05' TO A PIN AND CAP STAMPED "LS3977"; THENCE N89°56'33"E A DISTANCE OF 224.73' TO A PIN AND CAP STAMPED "LS3977", SAID PIN AND CAP BEING ON THE EASTERN LINE OF AFORESAID GOV'T LOT 3; THENCE FOLLOWING SAID EASTERN LINE S00°03'28"E A DISTANCE OF 848.57' TO A PIN AND CAP STAMPED "LS3977", SAID PIN AND CAP BEING THE SW SIXTEENTH CORNER OF SAID SECTION 30; THENCE FOLLOWING THE SOUTH LINE OF SAID GOV'T LOT 3 N89°42'38"W A DISTANCE OF 1197.95' TO A PIN AND CAP STAMPED "LS3977", SAID PIN AND CAP BEING THE SOUTH SIXTEENTH CORNER OF SAID SECTION 30 AND SECTION 25 OF T6N, R3E; THENCE FOLLOWING THE SECTION LINE, ALSO BEING THE WEST LINE OF AFORESAID SAID GOV'T LOT 3, N00°04'43"W A DISTANCE OF 1317.21' TO THE POINT OF BEGINNING; THE HEREIN DESCRIBED TRACT CONTAINING 32.78 ACRES MORE OR LESS. **PARCEL ID:** 22010-00604-020-00 **VICINITY LOCATION:** Crook City Road **SUMMARY:** Applicant is requesting a COZ from A-1 to A-2 in order to place another residence near the two homes in existence to be able to take care of aging parents. **ACREAGE:** 8 +/- acres **ACTION REQUIRED:** Discussion (PZ Public Hearing Scheduled: March 12, 2020 @ 1:30 pm)
- L. DISCUSSION:**
- Lawrence County Comprehensive Plan Update with Black Hills Council of Local Government
  - Review and interpretation of a Fire Plan request on Lot 2A on Galena Rd in the Dickert Subdivision-Malachi
- M. Items from Planning & Zoning Board Members**
- N. Opportunity for Public Comment**
- Anyone wishing to have their views heard on matters is urged to attend a meeting and voice concerns. There will be a 2-minute time limit per person to talk unless otherwise approved by the board.