



LAWRENCE COUNTY

SOUTH DAKOTA

"Where Beauty and Adventure Meet"

Lawrence County Commission Agenda
Commission Room ~ 90 Sherman Street,
Deadwood, South Dakota
Tuesday, May 10, 2022

REGULAR MEETING

8:00 a.m. ~ Call Meeting to Order



PLEDGE OF ALLEGIANCE - *I pledge allegiance to the Flag of the United States of America and to the Republic for which it stands: one nation under God, indivisible, with liberty and justice for all.*

~ General/Pending Business

BOARD DISCUSSION/ACTION: Approve Agenda Declare Conflicts Approve regular meeting minutes from April 26, 2022 and 2022 BOE minutes Bills Travel request(s) Personnel Auditor's Account w/Treasurer

8:15 a.m. ~ Brian Dean, Sheriff

BOARD DISCUSSION/ACTION: Sheriff's Report Public Safety and Service Center Project update

8:25 a.m. ~ Brenda McGruder, Auditor

BOARD DISCUSSION/ACTION: **PUBLIC HEARINGS:**

~NEW~

RETAIL (ON-OFF) SALE WINE AND CIDER ~ APPLICANT: Boar's Nest Roadhouse, LLC
LEGAL: Tract 59 Section 7, T4N, R3E, BHM. **ACTION REQUIRED:** Approval/Denial

RETAIL (ON-OFF) MALT BEVERAGE & SD FARM WINE ~ APPLICANT: Boar's Nest Roadhouse, LLC
LEGAL: Tract 59 Section 7, T4N, R3E, BHM **ACTION REQUIRED:** Approval/Denial

~TRANSFERS~

RETAIL (ON-OFF-SALE) WINE ~ PREVIOUS LICENSE: Wichterman and Sons, Inc. (Steel Wheel) **LEGAL:** Tract D Revised of HES 297 Plat 2004-06035 Sec 19 T4N R4E BHM Lawrence County, SD **TRANSFER TO:** Black Hills, LLC (Steel Wheel) **LEGAL:** Tract D Revised of HES 297 Plat 2004-06035 Sec 19 T4N R4E BHM Lawrence County, SD. **ACTION REQUIRED:** Approval/Denial

RETAIL (ON-OFF SALE) MALT BEVERAGE ~ PREVIOUS LICENSE: Wichterman and Sons, Inc. **LEGAL:** Tract D Revised of HES 297 Plat 2004-06035 Sec 19 T4N R4E BHM Lawrence County, SD **TRANSFER TO:** Black Hills, LLC (Steel Wheel) **LEGAL:** Tract D Revised of HES 297 Plat 2004-06035 Sec 19 T4N R4E BHM Lawrence County, SD **ACTION REQUIRED:** Approval/Denial

PACKAGE (OFF-SALE) LIQUOR ~ PREVIOUS LICENSE: Wichterman and Sons, Inc. (Steel Wheel) **LEGAL:** Tract D Revised of HES 297 Plat 2004-06035 Sec 19 T4N R4E BHM Lawrence County, SD **TRANSFER TO:** Black Hills, LLC (Steel Wheel) **LEGAL:** Tract D Revised of HES 297 Plat 2004-06035 Sec 19 T4N R4E BHM Lawrence County SD **ACTION REQUIRED:** Approval/Denial

Liquor License Renewals (List available from Auditor's Office)

8:30 a.m. ~ Allan Bonnema, Highway Superintendent

BOARD DISCUSSION/ACTION: □ Highway Business (Approach Permits, Utility Permits, personnel, plats) □ Highway Superintendent reappointment - 2 year term (Pursuant to SDCL 31-11-1) □ Projects update

9:00 a.m. ~ Amber Vogt, Planning & Zoning Director

BOARD DISCUSSION/ACTION: □ Plats:

PRELIMINARY AND FINAL PLAT ~ APPLICANTS: Curtis and Danette Bauer **LEGAL DESCRIPTION:** Lot of Tract B of the SE ¼ SE ¼ of Section 16, T3N, R3E (legal shortened) **VICINITY LOCATION:** Gudat Road **SUMMARY:** New lot **ZONING:** PF **ACTION REQUIRED:** Approval/Denial

PRELIMINARY AND FINAL PLAT ~ APPLICANT: Michael Hoffman **LEGAL DESCRIPTION:** Lot 2R and 4R of Blk 2, Storey Lane Subdivision, Section 14, T5N, R4E (legal shortened) **VICINITY LOCATION:** Boulder Canyon **SUMMARY:** Lot line revision **ZONING:** SRD **ACTION REQUIRED:** Approval/Denial

PRELIMINARY AND FINAL PLAT ~ APPLICANT: David Winter **LEGAL DESCRIPTION:** Lot 1A and 3A of Tract A2 of Majestic Estates; located in Section 23 and 24, T5N, R3E and Section 24, T4N, R2E (legal shortened) **VICINITY LOCATION:** Boulder Canyon/Mattson Lane **SUMMARY:** Lot line revision **ZONING:** PF **ACTION REQUIRED:** Approval/Denial

PRELIMINARY PLAT ~ APPLICANT: Maitland Partners, LLC **LEGAL DESCRIPTION:** Lots 124-132 of Paradise Acres IV located in Section 7, T5N, R3E **VICINITY LOCATION:** Maitland Road **SUMMARY:** New lots **ZONING:** PF **ACTION REQUIRED:** Approval/Denial

PRELIMINARY & FINAL PLAT ~ APPLICANT: Graf Ventures, LLP **LEGAL DESCRIPTION:** Plat of Lot G and O, being portions of the NW ¼ NW ¼ of Section 28, T6N, R4E **VICINITY LOCATION:** Whitewood **SUMMARY:** Create a 5 acre lot **ZONING:** PF **ACTION REQUIRED:** Approval/Denial

PRELIMINARY PLAT ~ APPLICANT: KR Deer Mountain Club **LEGAL DESCRIPTION:** Plat of Lots 101-138 of Block B and Lot 70 and Lots 139-175 Block C of Deer Mt Village in Section 13, T4N, R2E and Section 18, T4N, R3E. (legal shortened) **VICINITY LOCATION:** Deer Mt **SUMMARY:** Preliminary Plat **ZONING:** PUD **ACTION REQUIRED:** Approval/Denial

9:30 a.m. ~ Amber Vogt, Planning & Zoning Director

BOARD DISCUSSION/ACTION: □ **SECOND READING:** COZ #349 **APPLICANT:** Wichterman Family Properties, LLC **LEGAL DESCRIPTION:** Tract B of Rally Park Addition, formerly a portion of HES 297 and Lot G-1-A Revised of HES 297 of Section 18 and 19, T4N, R4E **VICINITY LOCATION:** Hwy 385 **SUMMARY:** Rezone properties from HSC and PF to RC to bring existing campground into compliance and extend campground **ZONING:** PF and HSC **ACREAGE:** 45.85 +/- **ACTION REQUIRED:** Approval/Denial

9:45 a.m. ~ Amber Vogt, Planning & Zoning Director

BOARD DISCUSSION/ACTION: **PUBLIC HEARING:** DP 22-01 **APPLICANT:** Wichterman Family Properties, LLC **LEGAL DESCRIPTION:** Tract B of Rally Park Addition, formerly a portion of HES 297 and Lot G-1-A Revised of HES 297 of Section 18 and 19, T4N, R4E **VICINITY LOCATION:** Hwy 385 **SUMMARY:** Allow expansion of the existing Hidden Valley Campground to include up to 42 additional sites used on a more permanent basis **ZONING:** Existing PF and HSC/new RC **ACREAGE:** 45.85 +/- **PARCEL ID:** 14000-00404-190-55 and 14020-00404-190-30 **ACTION REQUIRED:** Approval/Denial

10:00 a.m. ~ Amber Vogt, Planning & Zoning Director

BOARD DISCUSSION/ACTION: □ *SECOND READING:* ORD #22-01 *APPLICANT:* Dean Meyer *LEGAL DESCRIPTION:* All of HSC Zoned Property in Lawrence County *VICINITY LOCATION:* All of HSC Zoned Property in Lawrence County *SUMMARY:* Request an ordinance amendment to the HSC zoning district adding Specialty Resort as an Allowed Use to build 3 smaller service rental cabins *ZONING:* HSC *ACTION REQUIRED:* Approval/Denial

10:15 a.m. ~ Amber Vogt, Planning & Zoning Director

BOARD DISCUSSION/ACTION: □ (*Recess as CC and Convene as BOA*) *PUBLIC HEARING:* VAR 196 *APPLICANT:* Michael Zachmeier *LEGAL DESCRIPTION:* Lot W-1A of Tract A of HES 443 Section 14, T5N, R1E *VICINITY LOCATION:* Tinton Road *SUMMARY:* Allow a 6.1' variance to the 25' side setback which would be an 18.9' setback from the property line on the NW corner to allow a detached garage *ZONING:* PF *ACREAGE:* 1.82 *ACTION REQUIRED:* Approval/Denial

10:30 a.m. ~ Amber Vogt, Planning & Zoning Director

BOARD DISCUSSION/ACTION: □ (*BOA*) *PUBLIC HEARING:* VAR 197 *APPLICANTS:* Kris and David Stadler *LEGAL DESCRIPTION:* Lot 1 of Lot A of Lot 9 SE ¼ NE ¼ in Swan Lane Subdivision in Section 4, T6N, R2E *VICINITY LOCATION:* Swan Lane/Spearfish *SUMMARY:* Requesting a 6' variance to the 10' side setback to place a detached garage *ZONING:* SRD *ACREAGE:*.20 *ACTION REQUIRED:* Approval/Denial (*Adjourn as BOA and re-convene as CC*)

10:45 a.m. ~ Amber Vogt, Planning & Zoning Director

BOARD DISCUSSION/ACTION: □ Lawrence County Resolution #2022-13, Comprehensive plan addendum known as Colorado Boulevard Study Area (*Con't from April 26, 2022 ~ Public Hearing Closed*)

11:00 a.m. ~ Amber Richey, Dir. Public Defender Office

BOARD DISCUSSION/ACTION: □ 2021-2022 Annual review of office statistics
□ Personnel request

11:15 a.m. ~ Bill Coburn, Natural Resources Committee

BOARD DISCUSSION/ACTION: □ Update: USFS NEPA projects

11:30 a.m. ~ Items from the Public

BOARD DISCUSSION: □ Items raised by the public for discussion

11:45 a.m. ~ Items From Commissioners

BOARD DISCUSSION: □ Items raised by commissioners for discussion/Committee reports

12:00 p.m. ~ Adjourn

BOARD DISCUSSION/ACTION: □ Adjourn

ADA Compliance: Lawrence County fully subscribes to the provisions of the Americans with Disabilities Act. If you desire to attend this public meeting and are in need of special accommodations, please notify the Commissioners' Assistant 605.722.4167 24 hours prior to the meeting so that appropriate auxiliary aids and services are available.

* Times are approximate. Agenda subject to change as announced at the start of the meeting.

** Next Regular County Commission Meeting: May 24, 2022 at 8:00 a.m.

*** Notice of Quorum: 12:00 p.m. today ~ Dakota Gold Elected Officials Luncheon @ Roundhouse, Lead, SD (No official action to be taken)

****Notice of Quorum: 1:00 p.m. today ~ 2nd pre-bid meeting for Public Safety Bldg project @ Commission Room (No official action to be taken)

Version date: 05/04/2022