



**LAWRENCE COUNTY**  
SOUTH DAKOTA

"Where Beauty and Adventure Meet"

**Planning & Zoning Regular Meeting Agenda  
January 5, 2023 @ 1:30 p.m.**

**Meeting Location:** Administrative Annex Building, 90 Sherman St, Deadwood SD  
**GoToMeeting Link:** <https://meet.goto.com/lawrencecountypz> **Website:** [www.lawrence.sd.us](http://www.lawrence.sd.us)  
**Email:** [planning.zoning@lawrence.sd.us](mailto:planning.zoning@lawrence.sd.us) **Ph:** 605-578-3871

**1. GENERAL PENDING BUSINESS**

- a. Call Meeting to Order
- b. Election of Officers
- c. Set Meeting Dates (First Thursday of every Month, unless noted otherwise)
- d. Approve minutes of Dec 1, 2022
- e. Approve Agenda
- f. Declare Conflicts of Interest

**2. PUBLIC HEARING: COZ #356 OWNER/APPLICANT:** Isaac Almanza/Joe Noble, Ae2s

**LEGAL DESCRIPTION:** S1/2 NW1/4 SW1/4 ex Tract A – NW1/4 NW1/4 SW1/4 ex Tract A – W1/2 SW1/4 ex Tract A – W1/2 SW1/4 SW1/4 ex Tract A – W1/2 E1/2 SW1/4 SW1/4 and SW1/4 SE1/4 NW1/4 SE1/4 – E1/2 SE1/4 NW1/4 SE1/4 – E1/2 NE1/4 NW1/4 SE1/4 – NE1/4 SE1/4 – NE1/4 SW1/4 SE1/4 – N1/2 SE1/4 – N1/2 N1/2 SE1/4 SW1/4 SE1/4 – N1/2 SE1/4 – N1/2 N1/2 SE1/4 SW1/4 SE1/4 – N1/2 N1/2 S1/2 SE1/4 SE1/4 – SE1/4 NE1/4 all located in Section 10, T6N, R3E. **VICINITY LOCATION:** St. Onge Road/Steinmeyer Farms  
**SUMMARY:** Rezone from A-1 to RR in order to subdivide **ZONING:** A-1 **ACREAGE:** 176.72 acres **PARCEL ID:** 21000-00603-104-10 and 21000-00603-103-10 **ACTION REQUIRED:** Approval/Denial (PZ PH Scheduled for Jan 24, 2023 at 9:00 a.m.)

**3. INFORMATIONAL MEETING: CUP #300-23 OWNER/APPLICANT:** Hay Creek Ranch LLC/Cindy Kroebele

**LEGAL DESCRIPTION:** Lot 2 of HES 471 located in Section 3, T3N, R4E. **VICINITY LOCATION:** Nemo Rd/Penny Lane **SUMMARY:** Add living quarters in pole barn **ZONING:** PFD **ACREAGE:** 20.09 acres **PARCEL ID:** 09000-00304-030-15 **ACTION REQUIRED:** Discussion/Schedule Public Hearing (PZ PH Scheduled for Feb 2, 2023 at 1:30 p.m.)

**4. LAYOUT PLAN ~ APPLICANT:** White Buffalo Properties LLC

**LEGAL DESCRIPTION:** Layout Plan for Lots 6A and 7A of HES 537 in Section 24, T3N, R4E. **VICINITY LOCATION:** Nemo Rd/Penny Ln **SUMMARY:** Change of lot lines **ZONING:** PF **PARCEL ID:** 09000-00304-020-32 **ACTION REQUIRED:** Approval/Denial (CC Jan 24, 2023 at 9:30 a.m.)

**5. PRELIMINARY & FINAL PLAT ~ APPLICANT:** Jimmy Jordan

**LEGAL DESCRIPTION:** Plat of Lots 1-4 of M.S. 1741 Alpha Lode Subdivision of Section 34, T4N, R3E. **VICINITY LOCATION:** Brownsville Rd/Pahkamma Rd **SUMMARY:** New lot/Fire Plan has been received and implemented/USFA has issued a private road special use permit **ZONING:** PF **PARCEL ID:** 26680-01741-000-76 **ACTION REQUIRED:** Approval/Denial (CC Jan 24, 2023 at 9:30 a.m.)

**6. FINAL PLAT ~ APPLICANT:** David Winter

**LEGAL DESCRIPTION:** Plat of Lot 2H of Majestic Heights in Section 13, 23, 24, 25, T5N, R3E. **VICINITY LOCATION:** Boulder Canyon **SUMMARY:** New lots/bonding is in place **ZONING:** PF **PARCEL ID:** 26046-00503-020-00 **ACTION REQUIRED:** Approval/Denial (CC no meeting required as it meets preliminary)

**7. PRELIMINARY & FINAL PLAT ~ APPLICANT:** David Winter

**LEGAL DESCRIPTION:** Plat of Lot 2H-1 and 2H-2 of Majestic Heights in Section 13, 23, 24, 25, T5N, R3E. **VICINITY LOCATION:** Boulder Canyon

**SUMMARY:** New lots/bonding is in place **ZONING:** PF **PARCEL ID:** 26046-00503-020-00 **ACTION REQUIRED:** Approval/Denial (CC Jan 24, 2023 at 9:30 a.m.)

**8. FINAL PLAT ~ APPLICANT:** David Winter **LEGAL DESCRIPTION:** Lot 24 of Tract A4 of Majestic Estates in Section 23, 24, 25, T5N, R3E. **VICINITY LOCATION:** Boulder Canyon **SUMMARY:** New lots/bonding is in place/fire plan is in process **ZONING:** PF **PARCEL ID:** 26450-00200-000-00 **ACTION REQUIRED:** Approval/Denial (CC no meeting required as it meets preliminary)

**9. FINAL PLAT ~ APPLICANT:** BH Properties LLC **LEGAL DESCRIPTION:** Lots 4 Blk 11; 14, Blk 3; 4, Blk 5 of Southridge Estates being a sub of a portion of Tract 2 of Powder House Pass located in the SE ¼ of Section 19, SW ¼ of Section 20, T4N, R3E. **VICINITY LOCATION:** Hwy 85 **SUMMARY:** New lots/bonding is in place/fire plan is in process **ZONING:** PUD **PARCEL ID:** 26450-00200-000-00 **ACTION REQUIRED:** Approval/Denial (CC no meeting required as it meets preliminary)

**10. FINAL PLAT ~ APPLICANT:** BH Properties LLC **LEGAL DESCRIPTION:** Lots 1 Blk 1; 8-9, Blk 4; 12 Blk 5 and dedicated public row of Auburn Acres being a sub of a portion of Tract 2 of Powder House Pass located in the SE ¼ of Section 18, SW ¼ of Section 17 and the NE ¼ of Section 19, T4N, R3E. **VICINITY LOCATION:** Hwy 85 **SUMMARY:** New lots/bonding is in place/fire plan is in process/1st final **ZONING:** PUD **PARCEL ID:** 26450-00200-000-00 **ACTION REQUIRED:** Approval/Denial (CC Jan 24, 2023 at 9:30 a.m.)

**11. PRELIMINARY & FINAL PLAT ~ APPLICANT:** Duffy Croft and Stacey Sanders **LEGAL DESCRIPTION:** Lots 2R; Lot 3 and Lot 4 of HES 48 located in Sections 25 and 36, T4N, R3E. **VICINITY LOCATION:** Hwy 385/Archery Road **SUMMARY:** Moving lot lines to fix fence line and create a new lot/submitted a fire plan **ZONING:** PF **PARCEL ID:** 13000-00403-360-30 and 13000-00403-360-40 **ACTION REQUIRED:** Approval/Denial (CC Jan 24, 2023 at 9:30 a.m.)

**12. WORK SESSION:**

- a. Review of Proposed Ordinance Revisions and Examples from other places

**13. ITEMS FROM PLANNING & ZONING BOARD MEMBERS**

**14. OPPORTUNITY FOR PUBLIC COMMENT:**

- a. 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.

**15. SET DATE AND TIME FOR NEXT MEETING:** February 2, 2023 at 1:30 p.m.

**16. ADJOURN**