

LAWRENCE COUNTY PLANNING & ZONING BOARD

MINUTES OF MAY 7, 2020

REGULAR MEETING

The regular meeting of the Lawrence County Planning & Zoning Board was called to order by Chairman Rick Tysdal on Thursday, May 7, 2020, at 1:30 P.M. in the County Commission Meeting Room, 90 Sherman Street, Deadwood, SD. During the pendency of the Coronavirus pandemic, remote public participation at meetings is being facilitated using GoToMeeting.

Present: Rick Tysdal, Daryl Johnson, Amy Allen, Julie Stone, Kelly Fuller, and Mike Whalen.

Absent: Travis Schenk

All motions passed by a unanimous Roll Call Vote of all members present unless otherwise noted.

Moved-Seconded (Stone- Fuller) to approve the minutes of the April 2, 2020, meeting.

Roll Call Vote; Aye: 6-Fuller, Tysdal, Allen, Johnson, Whalen, Stone; Nay: 0. Motion Carried.

Moved-Seconded (Stone-Fuller) to approve the Agenda. Roll call vote: Aye: 6-Fuller, Tysdal, Allen, Johnson, Whalen, Stone; Nay: 0. Motion Carried.

Declaration of Conflicts of Interest: None.

Final Plat - Two Bit Ranch Estates LLC

Lots 21A & 22A of Two Bit Ranch Estates Section 30, T5N, R4E (legal shortened) **VICINITY LOCATION:** Two Bit Rd **SUMMARY:** Lot line revisions - meets the requirements for zoning **ZONING:** PF **ACREAGE:** Lot 21A (3.26 acres) and Lot 22A (2.35 acres) **PARCEL ID:** 18185-00504-000-00.

Moved-Seconded (Stone-Fuller) motion to approve the Exempt Plat. Roll Call Vote: Aye: 6-Fuller, Tysdal, Allen, Johnson, Whalen, Stone; Nay: 0. Motion Carried.

Moved-Seconded (Fuller-Stone) motion to approve the Final Plat. Roll call vote: Aye: 6-Fuller, Tysdal, Allen, Johnson, Whalen, Stone; Nay: 0. Motion Carried.

Preliminary & Final Plats- Louis & Janice Huffman and Patrick & Kelcee Knoepfle

Lots 6AR ad 6BR of the JV Subdivision Section 33, T6N, R4E (legal shortened) **VICINITY LOCATION:** Crook City Road **SUMMARY:** Revision of lot lines **ZONING:** PF **ACREAGE:** Lot 6A AR (2.70 acres); Lot BR (23.43 acres) **PARCEL ID:** 22000-00604-332-61 and 22000-00604-332-60.

Moved-Seconded (Stone-Fuller) motion to approve the Exempt Plat. Roll Call Vote: Aye: 6-Fuller, Tysdal, Allen, Johnson, Whalen, Stone; Nay: 0. Motion Carried.

Moved-Seconded (Stone-Fuller) motion to approve the Preliminary Plat. Roll Call Vote: Aye: 6-Fuller, Tysdal, Allen, Johnson, Whalen, Stone; Nay: 0. Motion Carried.

Moved-Seconded (Stone-Fuller) motion to approve the Final Plat. Roll call vote: Aye: 6-; Fuller, Tysdal, Allen, Johnson, Whalen, Stone; Nay: 0. Motion Carried.

Preliminary & Final Plats -Eugene & Rebecca Ruff and Nancy & Karl Schenk

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Plat of Lot 3A and 5A of Lot A of HES 537, Section 2, T3N, R4E (legal shortened) **VICINITY LOCATION:** Nemo Rd **SUMMARY:** Revision of lot lines **ZONING:** PF **ACREAGE:** Lot 3A (7.01 acres) and Lot 5A (7.39 acres) **PARCEL ID:** 09000-00304-020-25 and 09000-00304-020-030.

Moved-Seconded (Stone-Fuller) motion to approve the Exempt Plat. Roll Call Vote: Aye:6- Fuller, Tysdal, Allen, Johnson, Whalen, Stone; Nay: 0. Motion Carried.

Moved-Seconded (Fuller-Stone) motion to approve the Preliminary Plat. Roll Call Vote: Aye: 6-Fuller, Tysdal, Allen, Johnson, Whalen, Stone; Nay: 0. Motion Carried.

Moved-Seconded (Stone-Fuller) motion to approve the Final Plat. Roll call vote: Aye: 6- Fuller, Tysdal, Allen, Johnson, Whalen, Stone; Nay: 0. Motion Carried.

Final Plat-BH Development LLC

Plat of Lot 5 Blk 7 & 10, Blk 8, Wilderness Estates 2nd Addition, Section 8, T4N, R3E (legal shortened) **VICINITY LOCATION:** Hwy 85 **SUMMARY:** New lots **ZONING:** PUD **ACREAGE:** Lot 10 (.622 acres) **PARCEL ID:** 26450-00200-000-50 and 26790-01834-250-00.

Moved-Seconded (Stone-Fuller) motion to approve the Final Plat. Aye: 6- Fuller, Tysdal, Allen, Johnson, Whalen, Stone; Nay: 0. Motion Carried.

Final Plat-Two Bit LLC

Plat of 20A, of Golden Hills, Section 25, 36, T5N, R3E, and Sections 30 & 31, T5N, R4E. (legal shortened) **VICINITY LOCATION:** Two Bit Rd **SUMMARY:** Lot line revision **ZONING:** PF **ACREAGE:** Lot 20A (10.079 acres) **PARCEL ID:** 26695-01707-200-00 and 26680-01707-000-10

Moved-Seconded (Stone-Fuller) motion to approve the Final Plat. Roll call vote: Aye: 6- Fuller, Tysdal, Allen, Johnson, Whalen, Stone; Nay: 0. Motion Carried.

INFORMATIONAL MEETING - Conditional Use Permit #457- Custer Crossing Campground LLC/CBH Coop

Tract B-1, a sub of HES 246, Section 21, T3N, R4E. **PARCEL ID:**09000-00304-210-25 **VICINITY LOCATION:** Hwy 385 **SUMMARY:** The applicant is requesting a CUP for a Propane Storage Facility **ACREAGE:** 4.64 acres. Vogt reminded the Board of Ordinance 19-05 that went into effect on March 6, 2020-allowing Liquid and Bulk Propane Storage Yards in the Park Forest Zoning District. Todd Reif of CBH CO-OP attended the meeting online and explained that the location of the tank would go on the south part of the campground, near the fence line. He stated that fire standards would be used that are higher than the state standards. Tysdal and Johnson asked how often big trucks would come to refill delivery trucks and the storage tank itself? Reif said that the winter will be busier because this fuel is used for home heating. Summer will have less demand. Dan Davis, of Westmor Industries, Propane Operations Manager, attending online, said that it would be about 1 truck per week in the summer to fill the storage tank and about 3 in the winter. Johnson asked about how much of the tank and area

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will be fenced. Mark Kragenbring with Westmor Industries, replied that the fence goes around the tank and the equipment to fill the tank and trucks. Tysdal mentioned that this is a good location for this CUP.

PZ Public Hearing Scheduled: June 4, 2020, @ 1:30 pm.

RECOMMENDATION MEETING -VAR # 183-Ralph & Carol Reausaw

Lot 66 of Spearfish Canyon Lots Section 21, T4N, R2E **PARCEL ID:** 26985-00009-000-66

VICINITY LOCATION: US Hwy 85 **SUMMARY:** Applicant is requesting a variance to the 25' front setback of 22.13' which would be a 2.87' setback, to allow a 1a new garage to be placed on the same pad as the old one which collapsed in the snowstorm. **ACREAGE:** .64 acres.

Moved-Seconded (Stone-Fuller) motion to approve the Variance #183 because the original building did meet the setbacks at the time it was built. Roll call vote: Aye: 6- Fuller, Tysdal, Allen, Johnson, Whalen, Stone; Nay: 0. Motion Carried.

BOA Public Hearing Scheduled: May 12, 2020, @ 9:30 am

RECOMMENDATION MEETING- VAR # 184 -Scott Newson

Lot 21 of Spearfish Canyon Lots Section 9, T4N, R2E **PARCEL ID:** 26985-00009-000-21

VICINITY LOCATION: US Hwy 85 **SUMMARY:** A request for 12.68' and 3.44' variance to the 25' front setback and a 6.1' and 1.8' variance to the 10' rear setback for the new residence. Also, a 7.35' and 6.98' variance to the 10' rear setback and a 7' and 8.27' variance to the 10' side setback for the existing garage. **ACREAGE:** .16 acres. Vogt mentioned that the property is in the flood plain and has had a Flood Study done. The new residence will be moved toward the front of the lot and attached to the existing garage. Contractor Andy Coyle who was present online, explained that the original plan was to remodel the home, but then they found many structural issues and they will need to rebuild. There is not much space on the lot to rebuild. Johnson requested that the dimensions of the existing residence and the new dimensions be presented at the County Commission meeting.

Moved-Seconded (Stone-Fuller) motion to approve the Variance #184 as submitted, including the garage. Roll call vote: Aye: 6- Fuller, Tysdal, Allen, Johnson, Whalen, Stone; Nay: 0. Motion Carried.

BOA Public Hearing Scheduled: May 12, 2020, @ 9:45 am

DISCUSSION MEETING-Comprehensive Plan Update: Ali Demersseman, BH Council of Local Govt, Present Draft vision; goals and action items plus discuss the next steps amongst the COVID-19 precautions to have proper public engagement. She reviewed themes pulled from the public meeting date and focus areas and vision and goals for each theme. She will try to attend the next County Commission meeting to update the Commissioners as well.

ITEMS FROM PLANNING & ZONING BOARD

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None.

OPPORTUNITY FOR PUBLIC COMMENT

None.

The meeting adjourned at 2:40 PM.

APPROVED: _____ Date: _____

Rick Tysdal, CHAIR

ATTEST: _____ Date: _____

Kelly Fuller, SECRETARY