

LAWRENCE COUNTY PLANNING & ZONING BOARD
MINUTES OF OCTOBER 1, 2020
REGULAR MEETING

The regular meeting of the Lawrence County Planning & Zoning Board was called to order by Chairman Rick Tysdal on Thursday, October 1, 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, Mike Whalen, and Travis Schenk

Absent: None.

Conflicts: Stone- Item G.

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

Moved-Seconded (Schenk- Whalen) to approve the minutes of the Sept 3, 2020, meeting.

Motion Carried.

Moved-Seconded (Schenk-Stone) to approve the Agenda. Motion Carried.

Declaration of Conflicts of Interest: Stone: Powder House Pass Plats

LAYOUT PLAN-Fred Enning

Tract A of Desperado SD and NE 1/4 NE 1/4 Located in Section 32, T6N, R4E. *VICINITY LOCATION*: Crook City Road *SUMMARY*: New Lot *ZONING*: PF *ACREAGE*: 5-10 acres *PARCEL ID*: 22020-00604-321-00 and 22000-00604-321-30. *Vogt added that Mr. Enning owns the surrounding lot and has access to this lot. She also reminded him that he would have to plat the remainder of the lot.*

PRELIMINARY & FINAL PLAT- Richard & Jody McKee

Tract A of Benjamin Taylor HES 98, located in Section 15, 16, 21, and 22 of T3N, R5E. (legal shortened) *VICINITY LOCATION*: Nemo Road *SUMMARY*: Creating a new lot to build a second residence on the HES *ZONING*: PF *ACREAGE*: Tract A (3.200 acres) *PARCEL ID*: 10000-00305-220-10. *Vogt added that the applicant did submit a fire plan.*

Moved-Seconded (Schenk-Whalen) motion to approve the Preliminary Plat. Motion Carried.

Moved-Seconded (Schenk-Allen) motion to approve the Final Plat. Motion Carried.

FINAL PLAT- Northern Hills Industrial Park LLC

Lot 1 of Northern Hills Industrial park, Section 16, T6N, R4E. (legal shortened) *VICINITY LOCATION*: Whitewood/Hwy 34 *SUMMARY*: Matches preliminary plat *ZONING*: PF *ACREAGE*: Lo 1 (.914 acres) *PARCEL ID*: 22600-00604-161-25.

LAWRENCE COUNTY PLANNING & ZONING BOARD
MINUTES OF OCTOBER 1, 2020
REGULAR MEETING

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

FINAL PLAT-Two Bit Ranch Estates LLC

Lots 12, 15, 26 of Two Bit Ranch Estates Section 30, T5N, R4E (legal shortened)
VICINITY LOCATION: Two Bit Rd **SUMMARY:** Matches preliminary plat **ZONING:** PF
ACREAGE: Lot 12 (7.98 acres), Lot 15 (4.29 acres); Lot 26 (3.48 acres) **PARCEL ID:**
18185-00504-000-00.

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

FINAL PLAT - Deidra Larson; Trucano Novelty Inc.

Tract C, being a portion of Crystal M.S. 2058 and Tract GH2, being a portion of Crystal M.S. 2058 and all of Gold Hill No 1 M.S. 1677 and a 66' dedicated public access and utility easement located in the SW 1/4 of Section 18 and NW 1/4 of Section 19, T5N, R3E. East, Section 18, T6N, R4E **VICINITY LOCATION:** Maitland **SUMMARY:** Lot line revisions **ZONING:** PF **ACREAGE:** Tract C (3.567 acres) Tract GH2 (18.705 acres) **PARCEL ID:** 26880-02058-000-05 and 26680-01677-000-60.

Moved-Seconded (Stone-Schenk) motion to approve the Exempt Plat. Motion Carried.

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

FINAL PLAT-BH Development, LLC/BH Properties, LLC

Lots 6, 12 & 18 Dancing Sky Addition and Dedicated Public Right of Way being a sub of a portion of 2B of Wilderness Estates 2nd Addition and portions of Tract 2 and Tract 3 of Powder House Pass (legal shortened) **VICINITY LOCATION:** Hwy 85 **SUMMARY:** New lots **ZONING:** PUD **PARCEL ID:** 26455-00200-000-20 and 26450-00200-000-00 and 26450-00300-000-00.

Moved-Seconded (Johnson-Whalen) motion to approve the Final Plat. Motion Carried.

FINAL PLAT-Maitland Partners, LLC

Lot 38 of Tract K of Paradise Acres II, Section 18, T5N, R3E (Legal shortened) **VICINITY LOCATION:** Maitland Road **SUMMARY:** New Plat **ZONING:** PF **ACREAGE:** 4.162 acres **PARCEL ID:** 26683-01678-000-00.

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

FINAL PLAT- Maitland Partners, LLC

Lot 3 of Tract L of Harley Estates Section 19 & 20, T5N, R3E (Legal shortened) **VICINITY LOCATION:** Maitland Road **SUMMARY:** New Plat **ZONING:** PF **ACREAGE:** 6.171 acres **PARCEL ID:** 26635-00000-000-00.

LAWRENCE COUNTY PLANNING & ZONING BOARD
MINUTES OF OCTOBER 1, 2020
REGULAR MEETING

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

FINAL PLAT- HES 125 LLC

Lot 16, Blk 4 of Ironwood Estates Section 25, 36 T4N, R2E (Legal shortened) **VICINITY LOCATION:** N Rochford Rd **SUMMARY:** New Lots **ZONING:** PF **ACREAGE:** (see plat for acreage) **PARCEL ID:** 13000-00403-310-10.

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

FINAL PLAT - Two Bit LLC

Lot 26-29 & 31 of Golden Hills, Section 30, T5N, R4E (Legal shortened) **VICINITY LOCATION:** Two Bit **SUMMARY:** New Lot **ZONING:** PF **ACREAGE:** (see plat for acreage) **PARCEL ID:** 26680-01707-000-10.

Moved-Seconded (Allen-Tysdal) motion to approve the Final Plat. Motion Carried.

INFORMATIONAL MEETING - CUP #459

APPLICANT: Heidi Johnson **LEGAL:** S 1/2 SW 1/4 NW 1/4 NE 1/4 of Section 15, T6N, R4E **PARCEL ID:** 22000-00604-152-20 **VICINITY LOCATION:** Whitewood Valley Rd **SUMMARY:** Applicant is requesting a CUP to allow a Pet Boarding & Dog Kennel on the property where she lives **ZONING:** PF **ACREAGE:** 5.00 acres. Discussion/Set Onsite PZ Public Hearing Scheduled: November 5, 2020, @ 1:30 pm Vogt explained that the Boarding of animals would be overnight. The nearest neighbors are the Wennbergs at about 1/2 mile away.

PZ Public Hearing Scheduled: November 5, 2020, @ 1:30 pm

PUBLIC HEARING - CUP #460

APPLICANT: Lee Eddy **LEGAL:** Lot X1 of Lot X of the SW 1/4 NE 1/4 of Section 35, T7N, R2E **PARCEL ID:** 24000-00702-351-34 **VICINITY LOCATION:** Hwy 85/Kerwin Lane Area **SUMMARY:** Applicant is requesting a CUP to allow for light manufacturing entirely inside of a building to manufacture & store items under the Brewers notice BR-SD-21030 and SD state permit **ZONING:** A-2 **ACREAGE:** 12.17 acres. Vogt added that the County Ordinance Amendment 20-01 goes into effect on October 16, 2020.

PZ Public Hearing Scheduled: November 5, 2020, @ 1:30 pm

DISCUSSION MEETING-Comprehensive Plan Update: Lysann Zeller was presenting Go To Meeting. She stated that her goal is to have a new draft available for the Board before the next meeting on October 8th.

**LAWRENCE COUNTY PLANNING & ZONING BOARD
MINUTES OF OCTOBER 1, 2020
REGULAR MEETING**

ITEMS FROM PLANNING & ZONING BOARD.

Johnson thanked the P&Z staff and those involved with setting up the Public Hearing this morning at the Lodge.

Vogt shared that the Presbyterian Church's property is up for auction and that there have been many calls with questions about land use. The same with the Stearns auction property on Hwy 85.

Tysdal asked Whalen about how the LC Weed Board is coming along with plans for enforcement. They discussed weed districts for the county.

OPPORTUNITY FOR PUBLIC COMMENT

None.

The meeting adjourned at 3:05 PM.

APPROVED: _____

Date: _____

Rick Tysdal, CHAIR

ATTEST: _____

Date: _____

Kelly Fuller, SECRETARY