

**MEADE COUNTY PLANNING BOARD MINUTES**  
**August 19, 2002**

**Members Present:** Chairman Carl Bruch, Wayne Gutzmer, Bob Powles, Dale Hammock, Bob Mallow, Director of Equalization Kirk Chaffee, and Secretary of Planning Erin Hanson

**Guests Present:** Roger Zweifel, Pete Bearden, Rick Askvig, Denise Bush, Rick Bush, Joe Artzer, Nancy Finck, Harley Greenwaldt, Helen Greenwaldt, Robert Reiling, Keith Kuchenbecker, Douglas Sperlick, John Ogsen, Brandon Murphy, Jonette Murphy, Robert Goosen, Michael Mills, Milo Hemmington, Duane Robbins, Dale Hansen.

**Carl Bruch called the meeting to order at 1:03 PM.**

**Motion #1:** Powles made a motion to approve the minutes from the July 15, 2002 planning meeting with the corrections to be made. Gutzmer seconded the motion. Motion passed unanimously.

**OLD BUSINESS:**

1. Duane Robbins—also represented by Dale Hansen. Robbins presented a preliminary/final plat of Lot 3R (9.16 acres), 4R (9.13 acres), and the well lot of Rolling Dice Subdivision in 5-2-8. The location of the well lot is between Lots 3R and 4R leaving an access easement of 20'. This 20' easement is to be used for access to Robbins lot which is Lot 4R and the well lot. Lot 3R is owned by Denise Bush, who has signed a quick claim deed in agreement with the situation. Mr. Robbins said his plan is to add an additional 10 feet to the well lot to make it a 30' access easement.

**Motion#2:** Powles made a motion to approve the plat as a final. Hammock seconded the motion. Motion passed unanimously.

Discussion was held between two neighbors. Rick Askvig and Denise Bush who explained that they feel there is a problem with the covenants. They said that they were handed these covenants and they were expected to be followed. The concerned neighbors felt that these covenants were destroyed, as Mr. Robbins had sold Lot 8 for cash and the owner of that lot proceeded to do his foundation not following the covenants. Mr. Robbins did not take action to stop this procedure. Joe Artzer owner of Lot 13 is also a concerned neighbor. Artzer said he is very upset about his purchase of a lot as he said he feels that he bought covenants not land. He also states that there are many upset neighbors that have concerns on the access to the lots and the covenants, and will be attending all meetings.

2. Pete Bearden—also represented by Ed Bearden. Pete presented a final plat of Calhoon Subdivision #2 Tract 1R2 and Lot A.

**Motion#3:** Mallow made a motion to approve the plat as a final. Gutzmer seconded the motion. Motion passed unanimously.

3. Vita Royal Product Inc.—Represented by Rick Bush. Mr. Bush presented a final plat of the SE1/4SE1/4SE1/4 in 14-3-7. This lot is 1.90 acres. Bush said that Mrs. McClean will have a drainfield to dispose of the black water. The gray water will still remain in a holding tank which will be reused for irrigation. Bush explained to the board that the reason for replating was mainly for tax purposes.

**Motion#4:** Hammock made a motion to approve as a final. Powles seconded the motion. Motion passed unanimously.


**NEW BUSINESS:**

1. Roger Zweifel—also represented by Kim Bell. Zweifel presented the board with a sketch of Lot B Tract 1 in Honerkamp Subdivision. Zweifel explained to the board that he would like to add mobile homes to his existing trailer court. Roger said that he has 17 mobile homes in his court at this time. The board had expressed at one time there were sewer and drainage problems in the past that were brought fourth to discussion. Mr. Zweifel stated that everything is working fine. Roger said that he will do more searching on the situation. His main concern was what he had to do to get this started if he was to proceed.

**No Action Taken**

2. Variety Sales Inc.—Represented by Robert Reiling (surveyor) of Dream Designs. Reiling supplied a preliminary plat of Antelope Flats 2 Lots 1-8 Tract A and Tract B in 5-2-9. Mr. Reiling stated that Hank Thompson is the owner of the property. Thompson's plans are to sell the 8 lots for housing and to keep Tract A and Tract B for Ag purposes. The board explains that there is a concern on the hand-out from the Department of the Air Force and Memorandum of agreement to supply water. Under the Rights and Obligations it states that the Government shall provide an alternate water source to the owners by extending the water supply. "Hook-ups" is defined as the right to access the main water supply line. The Government may consider allowing owners a maximum of 7 additional hook-ups for the described property. Mr. Thompson has 8 lots, so the 7 hook-ups will not supply all of the lots. This concern needs to be verified by the Department of the Air Force in the form of a letter. The board had explained to Mr. Reiling that water is the main issue and also need verification of the number of lots that will be serviced.

**No Action Taken**

2.  Keith Kuchenbecker—Represented by Douglas Sperlick—Hideaway Hills in 8-2-7. Keith Kuchenbecker owner developer of Hideaway Hills Subdivision formally Tract A and Tract B of Fuss Subdivision. Kuchenbecker with his surveyor approached the board with a preliminary/final of Phase I, II, II. Kuchenbecker also informed the board that water, sewer, natural gas, electricity, cable, and phone were already in place. The water was to be supplied by Northdale Subdivision as well as the sewer. Bob Powles presented minutes from the Northdale Homeowners Association dated August 15, 2002 stating the intension of Northdale to supply water and sewer to Hideaway Hills. Bob Powles also discussed Hideaway Hills will become a portion of Northdale Subdivision excepting and including the covenants, Homeowners Association, road and sewer district. Keith Kuchenbecker gave Kirk Chaffee a copy of the minutes from the Public Works of Rapid City, Rapid City Council approving Northdale Sanitation District to annex Lots A & B of Fuss Subdivision. A list of items were requested by Meade County Planning Board Meeting to be completed prior to final plat. Mallow made a motion to approve the plat as a preliminary with the stipulation with items 1-9.

**They are as follows:**

1. Lift station above higher water mark to be equipped with emergency alarm to be monitored 24 hours.
2. Building envelope designated on plat with special attention to double fronted lots.
3. Letter from Northdale outlining the procedure testing and the acceptances of the water and sewer main of Hideaway Hills Subdivision.
4. Surface water/storm drainage plan
5. Notify adjoining landowners
6. Open spaces to be addressed at next phase
7. Comments and approval from Black Hawk Fire
8. Letter from DENR approving Subdivision

9. Access/Via railroad crossing on East Elm St. to be reconstructed, and or right of way increased from 50' to 66'.

**Entered the Board of Variance 3:12 PM**—Gutzmer made a motion to enter into Board of Variance. Powles seconded the motion. Motion passed unanimously.

**VARIANCES:**

1. Michael Mills—Lot 12 of block 4 of Northdale Subdivision. Mr. Mills would like to put an addition on to his remaining garage leaving 4ft instead of 8ft between the structure and the property line.

**Motion #5:** Gutzmer made a motion to approve as requested. Powles seconded the motion. Motion passed unanimously.

2. Robert Goosen—Lot 17, Block 2 of Mountain Shadow Ranch in 9-3-6. Mr. Goosen appeared before the board to renew his variance for a game processing plant.

**Motion #6:** Hammock made a motion to approve the variance for another year. Gutzmer seconded the motion. Motion passed unanimously.

3. Brandon and Jonette Murphy—Lot 9 of Block 3 of Northdale Subdivision. Murphy's presented the board with a sketch of a new construction which consists of a new garage. All adjoining neighbors have been notified. There was not a letter received from the North Dale Home Owners Association.

**Motion #6:** Mallow made a motion to approve the variance contingent upon a letter from the Northdale Home Owners Association. The letter must be turned into the Meade County Planning Office by Sept 3, 2002 to be taken to the Commissioners meeting on Sept 4, 2002. A building permit can then be issued. Hammock seconded the motion. Motion passed unanimously.

4. Milo Hemmingson—Lot 7 of Sarastan Estates. Hemmington presented a sketch in reference to the new construction of a 16x26 garage. Hemmingson explained that the garage will be 18 feet from the property line instead of 25 feet in the front.

**Motion #8:** Gutzmer made a motion to approve the variance. Hammock seconded the motion. Motion passed unanimously.

**Out of Board of Variance at 3:26 PM:** Hammock made a motion to move out of the Board of Variance. Gutzmer seconded the motion. Motion passed unanimously.

**Carl Bruch adjourned the meeting at 3:27 PM.**

Approved: \_\_\_\_\_ March 18, 2002  
Carl Bruch, Chairman

Meeting #333

Approved: \_\_\_\_\_ March 18, 2002  
Kirk J. Chaffee, Director of Equalization & Planning