

Minutes

**CROOK COUNTY  
LAND USE PLANNING & ZONING COMMISSION**

8 JUNE 2009

**Members present**

Jeanne Whalen, Chairman  
Nels J. Smith, Vice-Chairman  
Ross C. Hawkins  
Jon H. Lienemann  
Wilbur Troyer

**Visitors**

Commissioner John A. Moline, Jr.  
Commissioner Kelly Dennis  
Joe Baron, County and Prosecuting Attorney

**Staff**

Tim Lyons  
Fred M. Duncan

Chairman Whalen called the Crook County Land Use Planning & Zoning Commission's regularly scheduled monthly meeting to order at 7:03 p.m. 8 June 2009.

Chairman Whalen welcomed the re-appointees to the Commission. The re-appointees, for three year terms, are Jeanne Whalen and Wilbur Troyer.

**Amend the Agenda**

Mr. Smith moved the agenda be amended to add "Minor Subdivision discussion with the Board of County Commissioners", Mr. Hawkins seconded the motion which carried.

**Approval of the Minutes**

Mr. Lienemann moved the minutes of 11 May 2009 be approved as presented; Mr. Troyer seconded the motion which carried.

**New Business**

The Board of County Commissioners while informed Chairman Whalen they would like to discuss the proposed minor subdivision rules and regulations with the Commission during its 8 June 2009 regularly scheduled meeting. The Commission and the two County Commissioners attending discussed the need for geotechnical studies, the cost of geotechnical studies and the verbiage in an NRD report which would mandate either a geotechnical study or a Chapter 23 Adequacy report.

In other new business the Commission scheduled a comprehensive plan briefing for 15 June 2009, 7:00 p.m. to 9:00 p.m. in the Jury Room.

**Subdivisions**

Mr. Hawkins moved the Amended Plat Lots 3 & 4 Thornton Subdivision No. 1 be approved and the subdivision permit be issued. Mr. Lienemann seconded the motion which carried.

Mr. Smith moved the Pine Rock Meadows Subdivision, with variance, be approved and the subdivision permit issued. Explaining the applicant did dedicate a 60 foot access easement to the public forever and hereafter as per the requirements of the Crook County Subdivision Resolution, but it was impractical for the applicant to grant a 60 foot access easement to a public road. Mr. Hawkins seconded the motion which carried.

**Old Business**

Mr. Hawkins moved the Commission set a comprehensive plan work session for 22 June 2009, 7:00 p.m.; Mr. Smith seconded the motion which carried. The comprehensive plan work session will be held in the Community Room.

### **Board of County Commissioners Communications**

Chairman Whalen summarized the reports made to the County Commission during 3 June 2009 time slot. Ms. Fire Cloud discussed the National Parks plans to address the Devil's Tower traffic problems and the Parks plans to return the Belle Fourche River to its original streambed. Forest Ranger Kozel briefed the County Commission on the decision process applicable to the Forest Service, the Newmont mining activities in the Bearlodge Mountains and the work the Forest Service and Crook County have done identifying County roads within the Forest boundaries. Mr. Baron spoke briefly regarding the coordination letters sought with all land holding federal and state agencies.

### **Adjourn**

Mr. Hawkins moved the meeting be adjourned; Mr. Lienemann seconded the motion which carried. Chairman Whalen adjourned the meeting at 9:06 p.m.

**Next scheduled regular meeting will be held in the Crook County Courthouse Jury Room; 13 July 2009 starting at 7:00 p.m.** (as of this date the location has not been reserved due to possible court conflict).

Respectfully submitted,

/s/ Fred M. Duncan

Fred M. Duncan  
Crook County Planner