

**Lead Planning & Zoning**  
**Tuesday, June 13, 2023**  
**5:00 p.m.**

The Lead Planning & Zoning Commission met in Regular Session on Tuesday, June 13, 2023, at 5:00 p.m. The following members were present: John Sternhagen, Gordon Phillips, Don Mack, and Levi Wilson. Absent: Brian Gerving, Rick Wisser, and Mike Stahl. Additional Present: City Planner Robin Lucero, and Administrative Assistant Jacie Essink.

**APPROVE MINUTES**

1. Minutes of the May 23, 2023, regular meeting were approved as read.

**SET CUP HEARING**

1. Kenneth Mehls—102 Harley Court

- a. Bed and Breakfast

Commission carried to set CUP Hearing for Kenneth Mehls at 102 Harley Court for a bed and breakfast out of the home for Tuesday, June 27, 2023, at 5:00 PM

**SET VARIANCE HEARING**

1. Richard and Sharon Chadwich—102 Heritage Avenue

- a. Encroachment of existing garage along utility easement located on the North property line.

Commission Carried to set Variance Hearing for Richard and Sharon Chadwich for the encroachment of existing garage along utility easement located on the North property line at the legal description listed below for Tuesday, June 27, 2023, at 5:00 PM.

*Lot 5 of Tract B, Thunder Ridge Subdivision, City of Lead, Lawrence County, South Dakota (Parcel # (31830-00000-050-00) A/K/A 102 Heritage Avenue.*

Joyce Carsten stated there are covenants on the property that they are not being followed, and they cannot build on the easement. Joyce gave the covenants for Thunder Ridge for the board to look at and said this matter is in her attorneys' hands.

The Planning and Zoning Board would like the city attorney to be contacted to make sure they can proceed with the hearing at the next meeting Tuesday, June 27<sup>th</sup> if this is in the process of an ongoing civil suit.

2. Elyja Baumberger—414 Mathews Street

- b. Construction of carport along the Northwest and Northeast property lines adjoining Reilly Street.

Commission carried to set Variance for Elija Baumberger at 414 Mathews Street for the construction of a carport along the Northwest and Northeast property lines adjoining Reilly Street at the legal description listed below for Tuesday, June 27, 2023, at 5:00 PM.

*A Parcel of ground, the North corner of which lies on a Southeasterly direction from corner No. 4 of Jingo Lode M.S. 1050 about 231 feet, thence Southwesterly about 50 feet, thence Southeasterly about 100 feet,*

*thence Northeasterly about 50 feet and thence Northwesterly about 100 feet to the place beginning. The dwelling house situated on said parcel of ground is known as 414 Mathews Street in the City of Lead, Lawrence County, South Dakota (Parcel # (31510-03900-210-00) A/K/A 414 Mathews Street.*

**OTHER BUSINESS**

M/Phillips, S/Mack- Carried to take Short Term Rental Discussion off of the table for discussion.

Robin stated they had a meeting last Thursday with the task force of 24 people. They went over all public comment and will also have meetings the next two Thursdays and should have an update by the July 11<sup>th</sup> meeting.

M/Phillips, S/Wilson- Carried to table Short Term Rental Discussion.

**ITEMS FROM COMMISSIONERS**

1. Next Regular Meeting—Tuesday, June 27, 2023, at 5:00 PM

**ADJOURN**

M/Mack, S/Wilson- Carried to adjourn the regular meeting at 5:15 p.m.

ATTEST:

CITY OF LEAD  
PLANNING & ZONING COMMISSION

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Jacie Essink, Administrative Assistant

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John Sternhagen, Chairman P&Z