

CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday April 2, 2024

Planning Commission members present:

Aaron Davis, Aaron Hemingway, Mark Hartman, Roland Bauer, Phillip Abernathy, Eric Lewis, Peg Ryan, Juliann Gramkow

Planning Department Staff Present: Terri Kester, Laura Rosane

Guests Present: Mike Busskohl-Commissioner, Jesse Doyle-Highway Superintendent, Amanda Carlin, Mark Schlotterback, Teri Morgan

Roland Bauer called the meeting to order at 4:00 PM in the Commissioner's room of the Custer County Courthouse.

Motion by Davis, seconded by Lewis, to approve the agenda. Unanimous vote of approval.

Motion by Ryan, seconded by Hartman, to approve the minutes of the Regular Meeting of March 5, 2024 as presented. Unanimous vote of approval.

Conflict of Interest Declaration: Eric Lewis Agenda Items #3 & #4

Permit Petition and Plat Review:

1. PRELIM/FINAL PLAT OF: GENCARELLE TRACT, LOCATED IN THE S ½ OF SECTION 5 AND THE NW ¼ OF SECTION 8, T3S, R3E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Motion by Davis, seconded by Ryan, to recommend approval of this plat to the Custer County Commission without conditions. Unanimous vote of approval.

2. VARIANCE: HERMAN SUBDIVISION - TR 1-B SECS 8/17 T-3 R-4, BHM, CUSTER COUNTY, SOUTH DAKOTA

To Ordinance #2, Article IV (4), Section 1, 7, C. The minimum distance between any structure and any property line other than a right-of-way shall be fifteen feet (15')

Motion by Hartman, seconded by Hemingway, to recommend approval of this Variance to the Custer County Commission without conditions. Unanimous vote of approval.

3. PRELIM/FINAL PLAT OF: LOT 21 WEST AND LOT 21 EAST OF SOUTH PARK RANCH SUBDIVISION PHASE ONE, LOCATED IN THE N ½ N ½ OF SECTION 17, T6S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

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Motion by Ryan, seconded by Abernathy, to recommend approval of this plat to the Custer County Commission without conditions. Unanimous vote of approval.

4. **SECTION LINE IMPROVEMENT: LOT A OF TRACT B OF GOVERNMENT LOT 14 LOCATED IN SW ¼ SE ¼ OF SECTION 2 AND TRACT 2 LOCATED IN NW ¼ NE ¼ OF SECTION 11, ALL WITHIN T4S, R4E, BHM CUSTER COUNTY, SOUTH DAKOTA.**

Motion by Ryan, seconded by Hartman, to un-table this section line improvement that was tabled at the March 5th meeting. Unanimous vote to un-table.

Motion by Ryan, seconded by Davis, to accept the withdrawal of this section line improvement from the applicant. Unanimous vote to accept the withdrawal.

5. **PRELIM/FINAL PLAT OF: SORENSEN TRACT WEST & SORENSEN TRACT EAST, LOCATED IN THE W ½ SE ¼ OF SECTION 15, THE W ½ NE ¼ & NW ¼ SE ¼ OF SECTION 22, T5S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA**

Motion by Davis, seconded by Lewis, to recommend approval of this plat to the Custer County Commission without conditions. Unanimous vote of approval.

Public Comment: None

Discussion: None

Items from Members: None

Adjourn.

Motion by Hartman, and seconded by Ryan, to adjourn the meeting at 4:17 p.m.

Terri Kester
Planning Director

Attest
Laura Rosane