

AGENDA
CUSTER COUNTY PLANNING COMMISSION
REGULAR MEETING MAY 7, 2024
4:00 PM, COMMISSIONERS' ROOM, CUSTER COUNTY
COURTHOUSE

Call to Order

Approval of Agenda

The Chairman may change the order of agenda items during the meeting for the convenience of the meeting attendees.

A. Approval of Minutes.

Approval of the Draft Minutes for April 2, 2024 Meeting

B. Conflict of Interest Declaration

C. PERMIT, PETITION AND PLAT REVIEW:

AGENDA ITEM #1:

PRELIM/FINAL PLAT OF: DYE TRACT NORTH AND DYE TRACT SOUTH, LOCATED IN THE NE ¼ SE ¼ OF SECTION 2, T3S, R7E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: Bruce Dye

Current Parcel ID: 005520

AGENDA ITEM #2:

PRELIM/FINAL PLAT OF: TRACT B5, B6 and B7 OF GJH SUBDIVISION, LOCATED IN THE SE ¼ OF SECTION 22, T4S, R7E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: Gary Hunsaker

Current Parcel ID: 015799

AGENDA ITEM #3:

ACCESS MAP REVIEW: THE W ½ SW ¼ SW ¼, THE E ½ SW ¼ SW ¼, THE W1/2 SE ¼ SW ¼, THE E ½ SE ¼ SW ¼, THE W ½ SW ¼ SE ¼, THE E ½ SW ¼ SE ¼, THE W ½ SE ¼ SE ¼, AND THE E ½ SE ¼ SE ¼, ALL OF SECTION 5, T6S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: Amy Kirk

Current Parcel ID: 002439

AGENDA ITEM #4:

VARIANCE: WANER TRACT 2 OF NE ¼ NE ¼, SECTION 32, T2S, R8E, BHM, CUSTER COUNTY, SOUTH DAKOTA

To Ordinance #2, Article IV (4), Section 1, 7, A.

In no case shall a lot be less than one (1) acre (43,560 square feet) in size.

Applicants: Peggy Lesnick

Current Parcel ID: 004147

AGENDA ITEM #5:

PRELIM/FINAL PLAT OF: RANCHO DEL MAR TRACT AND ARGYLE YACHT CLUB TRACT 1 OF LONE ELK SUBDIVISION UNIT TWO, LOCATED IN THE SE ¼ OF SECTION 17 AND THE SW ¼ OF SECTION 16, T6S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: Robert Seaboldt

Current Parcel ID: 6590, 6591, 6589, 6588, 6587 & 6586

AGENDA ITEM #6:

PRELIM/FINAL PLAT OF: LOTS 8AR AND 8BR OF BIG SKY SUBDIVISION LOCATED IN THE SE ¼ SE ¼ OF SECTION 33, T2S, R7E, AND THE NE ¼ NE ¼ OF SECTION 4, T3S, R7E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: Elizabeth Allen

Current Parcel ID: 015870 & 003997

AGENDA ITEM #7:

PRELIM/FINAL PLAT OF: LOT BB-1, LOT BB-2, AND LOT BB-3 OF EAGLE VALLEY SUBDIVISION, LOCATED IN THE SW ¼ NW ¼ OF SECTION 16, T4S, R3E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: Felsenhaus, LLC

Current Parcel ID: 011805

AGENDA ITEM #8:

PRELIM/FINAL PLAT OF: LOT 1R, 3R & 4R OF PANKRATZ SUBDIVISION, LOCATED IN THE W ½ OF SECTION 15, T5S, R5E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: Kevin & Cheryl Filip

Current Parcel ID: 14592, 14593, 14594 & 14595

AGENDA ITEM #9:

CELL TOWER MODIFICATION: NW ¼ SW 1/4 SECION 34, T2S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: T-Mobile (Riga Geci)

Current Parcel ID: 000060

AGENDA ITEM #10:

PRELIM/FINAL PLAT OF: LOTS 1 THRU 11, R RANCH TRACT 6A, 6B, AND 6C ALL OF WESTWIND PINES SUBDIVISION, LOCATED IN THE N ½ S ½ OF SECTION 33, T6S, R5E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: Westwind Corporation

Current Parcel ID: 015749 & 006894

AGENDA ITEM #11:

PRELIM/FINAL PLAT OF: EAGLE TRACT NORTH AND EAGLE TRACT SOUTH OF MORKENS BEAR SPRINGS SUBDIVISION, LOCATED IN THE SE ¼ OF SECTION 31, SW ¼ OF SECTION 32, T2S, R3E, AND SECTION 6, T3S, R3E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: Eagle Properties, LLC

Current Parcel ID: 000514

D. Public Comment

E. Discussion:

- **Forest Service Road 284.1A**
- **Tatanka Spirit Road**

F. Items from Members:

Meeting Adjourned The next Planning Commission meeting will be held at 4:00 P.M. on Tuesday June 4, 2024 in the in the **basement conference room** of the Custer County Courthouse Facility.