

CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday May 7th, 2024

Planning Commission members present:

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

Planning Department Staff Present: Terri Kester, Laura Rosane

Guests Present: Mike Busskohl-Commissioner, Jesse Doyle-Highway Superintendent, Deputy Officer Noah Tietsort

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

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

Motion by Hartman, seconded by Davis, to approve the minutes of the Regular Meeting of April 2nd, 2024 as presented. Unanimous vote of approval.

The next planning commission meeting will be held on June 6th, 2024 at 4:00, Commissioners' room Custer County Courthouse

Motion by Abernathy, seconded by Hemingway, to move the next planning commission meeting to June 6th, 2024. Unanimous vote of approval.

Conflict of Interest Declaration: None

Permit Petition and Plat Review:

1. PRELIM/FINAL PLAT OF: DYE TRACT NORTH AND DYE TRACT SOUTH, LOCATED IN THE NE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 2, T3S, R7E, 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. PRELIM/FINAL PLAT OF: TRACT B5, B6 and B7 OF GJH SUBDIVISION, LOCATED IN THE SE $\frac{1}{4}$ OF SECTION 22, T4S, R7E, BHM, CUSTER COUNTY, SOUTH DAKOTA

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

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3. ACCESS MAP REVIEW: THE W $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, THE E $\frac{1}{2}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$, THE W $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$, THE E $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$, THE W $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$, THE E $\frac{1}{2}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$, THE W $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$, AND THE E $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$, ALL OF SECTION 5, T6S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

-Highway superintendent stated that West Argyle Road was not built in a straight line and favors to the north more than to the south but wasn't sure how to get that fixed when it comes to platting. It was discussed that since this is a access map review that there isn't anything we can do right now but to discuss this at the next meeting and to invite surveyor John McBride and Tracy Kelly to join.

Motion by Davis, seconded by Lewis, to recommend discussing this matter at the next planning meeting with John McBride and Tracy Kelley. Unanimous vote.

Motion by Lewis, seconded by Hartman, to recommend approval of this access map review to the Custer County Commission without conditions. Unanimous vote of approval.

4. VARIANCE: WANER TRACT 2 OF NE $\frac{1}{4}$ NE $\frac{1}{4}$, 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.

Discussion was held that if the clients were connected to city water and sewer then the variance would be granted, however, since there is a septic system in the ground then the Tract needs to be a minimum of 1 acre.

Motion by Hemingway, seconded by Lewis, to deny this Variance request. Unanimous vote of denial.

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 $\frac{1}{4}$ OF SECTION 17 AND THE SW $\frac{1}{4}$ OF SECTION 16, T6S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

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

6. PRELIM/FINAL PLAT OF: LOTS 8AR AND 8BR OF BIG SKY SUBDIVISION LOCATED IN THE SE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 33, T2S, R7E, AND THE NE $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 4, T3S, R7E, BHM, CUSTER COUNTY, SOUTH DAKOTA

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

7. PRELIM/FINAL PLAT OF: LOT BB-1, LOT BB-2, AND LOT BB-3 OF EAGLE VALLEY SUBDIVISION, LOCATED IN THE SW $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 16, T4S, R3E, BHM, CUSTER COUNTY, SOUTH DAKOTA

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

8. PRELIM/FINAL PLAT OF: LOT 1R, 3R & 4R OF PANKRATZ SUBDIVISION, LOCATED IN THE W $\frac{1}{2}$ OF SECTION 15, T5S, R5E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Motion by Davis, seconded by Ryan, to recommend approval of this plat to the Custer County Commission with the condition of adding an easement on Lot 1R for the use of Lot 3R. Unanimous vote of approval.

9. CELL TOWER MODIFICATION: NW $\frac{1}{4}$ SW $\frac{1}{4}$ SECTION 34, T2S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Motion by Hartman, seconded by Davis, to recommend approval of this cell tower modification to the Custer County Commission without conditions. Unanimous vote of approval.

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 $\frac{1}{2}$ S $\frac{1}{2}$ OF SECTION 33, T6S, R5E, BHM, CUSTER COUNTY, SOUTH DAKOTA

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

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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

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

Public Comment: Jesse Doyle would like the planning commission to read Ordinance #2, county highway specs and the road bond agreement and then get back to him on what contradictions they see between all 3 documents. He would like guidance on how to change them so they make sense. Aaron Davis would like Jesse to send them the documents to review.

Discussion: Discussion was held on Tatanka Spirit Road. It is currently a private easement and will need to be brought up to county spec, re-named and changed to a public right-of-way if future addresses are wanted.

Items from Members: None

Adjourn.

Motion by Davis, and seconded by Lewis, to adjourn the meeting at 5:25 p.m.

Terri Kester
Planning Director

Attest
Laura Rosane