

AGENDA
CUSTER COUNTY PLANNING COMMISSION
REGULAR MEETING JULY 2, 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 June 6, 2024 Meeting

B. Conflict of Interest Declaration

C. PERMIT, PETITION AND PLAT REVIEW:

AGENDA ITEM #1:

PRELIM/FINAL PLAT OF: LOTS 1 THRU 9, WELL LOT, AND START TRACT 2R OF STAR VALLEY ESTATES SUBDIVISION, LOCATED IN THE NE ¼ OF SECTION 14, T4S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: Nielsen Entities, LLC

Current Parcel ID: 001627

AGENDA ITEM #2:

PRELIM/FINAL PLAT OF: BIG SKY RANCH TRACT AND BIG SKY LAKE TRACT, LOCATED IN SECTIONS 24 AND 25, T4S, R3E, AND IN SECTION 19, T4S, R4E, CUSTER COUNTY, SOUTH DAKOTA

Applicants: Makota Ranches, LLC

Current Parcel ID: 001577

AGENDA ITEM #3:

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

Applicants: James & Mary Ann Gall
Current Parcel ID: 011804

AGENDA ITEM #4:

VARIANCE: Ordinance #2's regulations of road development and public access requirements.

Applicants: Trevor Schmidt
Current Parcel ID: 007078 & 007079

AGENDA ITEM #5:

Access Road to be named

Applicants: Philip & Shelley Bader
Current Parcel ID: 004422

AGENDA ITEM #6:

PRELIM/FINAL PLAT OF: SLETTA TRACT OF ELK MOUNTAIN RANCHES SUBDIVISION, LOCATED IN THE NE ¼ OF SECTION 33 AND THE NW ¼ OF SECTION 34, T4S, R1E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: Mark & Kelli Sletta
Current Parcel ID: 007667, 007677 & 007676

AGENDA ITEM #7:

VARIANCE: HUTT SUBD - TRACT 1R IN NE4SW4 & SE4SW4 SECTION 1, T3S R7E, BHM, CUSTER COUNTY, SOUTH DAKOTA

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

The minimum distance between any structure and private property boundary line shall be fifteen feet (15').

Applicants: Whitney Blackwell
Current Parcel ID: 005466

AGENDA ITEM #8:

CELL TOWER MODIFICATION: SE4NE4 & S2 SEC 8 T3 R8

Applicants: Verizon (Joshua Gibbons)

Current Parcel ID: 001028

D. Public Comment

E. Discussion:

- Appreciation Dinner
- Ordinance #2

F. Items from Members:

Meeting Adjourned The next Planning Commission meeting will be held at 4:00 P.M. on Tuesday August 6, 2024 in the in the Commissioners' Room of the Custer County Courthouse Facility.