

# CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Thursday June 6th, 2024

Planning Commission members present:

Aaron Davis, 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

Roland Bauer called the meeting to order at 4:01 PM in the Commissioner's room of the Custer County Courthouse.

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

Motion by Davis, seconded by Ryan, to approve the minutes of the Regular Meeting of May 7th, 2024 as presented. Unanimous vote of approval.

Conflict of Interest Declaration: None

## **Permit Petition and Plat Review:**

### 1. VARIANCE: BOX CANYON SUBD - LOT 72 SECTION 5, T3S, R7E, BHM, CUSTER COUNTY, SOUTH DAKOTA

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

*The minimum distance between any structure and a right-of-way boundary line shall be thirty feet (30').*

- Applicant would like to build structure 15' away from the right-of-way boundary line.

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

### 2. PRELIM/FINAL PLAT OF: TRACT CAMP LAKOTA 4, LOCATED IN THE SE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ AND THE SW $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 15 AND IN THE NE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ NW $\frac{1}{4}$ AND THE NW $\frac{1}{4}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ OF SECTION 22, T6S, R3E, BHM, CUSTER COUNTY, SOUTH DAKOTA

- The status of the current road condition was questioned. Discussion was held regarding road improvements to be required on lot consolidations.

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

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### 3. 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

- Current access road was questioned. Discussion was held on regarding road improvement to county spec because of addressing.

Motion by Ryan, seconded by Lewis, to table this plat in order to verify exactly where the septic system is in reference to the lot line. Unanimous vote to table.

### 4. 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 a right-of-way boundary line shall be thirty feet (30').*

- Applicant would like to build a structure 5-8ft away from west property line.

Motion by Davis, seconded by Ryan, to table this Variance request to verify if Arrowhead access is a public right-of-way or just a driveway. Unanimous vote to table.

**Public Comment:** None

**Discussion:**

- Gideons Ranch Subdivision (addresses and roads)

**Items from Members:** None

**Adjourn.**

Motion by Ryan, and seconded by Davis, to adjourn the meeting at 5:09 p.m.

Terri Kester  
Planning Director

Attest  
Laura Rosane