

CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday July 2nd, 2024

Planning Commission members present:

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

Planning Department Staff Present: Terri Kester, Laura Rosane

Guests Present: Mike Busskohl-Commissioner, Trevor Schmidt, Rory Ross, Mark Nielsen, Shelley Bader, Ron Bradeen

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

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

Motion by Ryan, seconded by Lewis, to approve the minutes of the Regular Meeting of June 6th, 2024 as presented. Unanimous vote of approval.

Conflict of Interest Declaration: None

Permit Petition and Plat Review:

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

Motion by Lewis, seconded by Hartman, to recommend approval of this plat to the Custer County Commission with the conditions of applying for a variance that will include all lots will only have 1 wastewater, 1 dwelling, all setbacks met, follow the state water and wastewater recommendations. Unanimous vote of approval.

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

Motion by Davis, seconded by Lewis, 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: 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

- 50' at top of property was questioned for possible future development, a 66' ROW wouldn't work

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

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

- Applicant would like to leave the current asphalt road the way it is and not bring it up to county spec.

Motion by Hartman, seconded by Lewis, to approve this variance request to the Custer County Commission. After some discussion, motion to go into executive session at 5:21 by Davis, seconded by Hartman. Came out of executive session at 6:06, unanimous vote to kill motion.

Motion by Davis, seconded by Ryan to table this variance request until legal counsel has time to look at options to move forward. Unanimous vote to table.

5. Access Road to be named

Applicants would like to get a second address for their property which is allotted by Ordinance #2. They access their property by a USFS access with an agreement off of Custer Limestone. They do not want to upgrade their access to Custer County Highway specs as requested by the Highway Superintendent.

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

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

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

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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 would like to build a structure 5' from property line. The neighbor wrote a letter of approval.

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

8. CELL TOWER MODIFICATION: SE4NE4 & S2 SEC 8 T3 R8

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

Public Comment: A discussion was held on 5 aliquot parcels in Custer County that are for sale, they have established an easement filed with the Register of Deeds but it doesn't physically exist on any of the parcels. A question was asked on who will be responsible for building the easement.

Discussion:

- Planning Commission appreciation dinner will be August 22nd

Items from Members: None

Adjourn.

Motion by Davis, and seconded by Ryan, to adjourn the meeting at 6:44 p.m.

Terri Kester
Planning Director

Attest
Laura Rosane