

# CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday August 6th, 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, Rick Hawkins, Teri Morgan

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

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

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

Conflict of Interest Declaration: #7 Hemingway

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

1. PRELIM/FINAL PLAT OF: LOTS 1 THRU 15 OF 4- MILE SUBDIVISION, LOCATED IN THE W ½ OF SECTION 5, T4S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Motion by Davis, seconded by Hartman, to recommend approval of this plat to the Custer County Commission with the conditions of building the road and having highway superintendent sign off before the plat is approved. Unanimous vote of approval.

2. PRELIM/FINAL PRELIM/FINAL PLAT OF: LOTS A THRU J, ALL OF HAGENSON SUBDIVISION, LOCATED IN THE NW ¼ OF SECTION 31, T6S, R6E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Motion by Hartman, seconded by Hemingway, to recommend tabling this plat until there is more of a procedure going further with smaller than 1 acre lots. Unanimous vote to table.

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3. PRELIM/FINAL PLAT OF: RAFTER R TRACT 3 AND RAFTER R TRACT 4 AND RAFTER R TRACT 5, LOCATED IN SECTION 32, 33 AND 34, T3S, R7E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Motion by Lewis, seconded by Abernathy, to recommend approval of 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 needs to bring road up to county spec

Motion by Ryan, seconded by Hartman, to deny this Variance. Motion did not carry. Unanimous vote to kill motion.

Motion by Davis, seconded by Hemingway, to table this variance so client can take some time to figure out how much it will cost and to talk to his legal counsel. Unanimous vote to table.

5. PRELIM/FINAL PLAT OF: SHEDEED TRACTS 1, 2 & 3 OF MAGNUSON SUBDIVISION, LOCATED IN THE NW ¼ SE ¼ OF SECTION 36, T2S, R7E, BHM, CUSTER COUNTY, SOUTH DAKOTA

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

6. VARIANCE: Ordinance #2's regulations of lot size requirements.

Motion by Ryan, seconded by Lewis, to deny this variance and issue a refund. Unanimous vote to deny. Hemingway abstained

7. PRELIM/FINAL PLAT OF: LOTS 1 THRU 4 OF WIND CAVE ESTATES SUBDIVISION AND DIDOMENICO TRACT REVISED, LOCATED IN THE S ½ OF SECTION 36, T6S, R5E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Motion by Hartman, seconded by Abernathy, to recommend approval of this plat to the Custer County Commission with the conditions of building the road and having highway superintendent sign off before the plat is approved. Unanimous vote of approval.

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## **Public Comment:**

## **Discussion:**

- Ordinance #2

## **Items from Members:** None

## **Adjourn.**

Motion by Davis, and seconded by Lewis, to adjourn the meeting at 6:20 p.m.

Terri Kester  
Planning Director

Attest  
Laura Rosane