

CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday September 3rd, 2024

Planning Commission members present:

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

Planning Department Staff Present: Terri Kester, Laura Rosane

Guests Present: Mike Busskohl-Commissioner, Craig Hindle-Commissioner, Trevor Schmidt, Rory Ross, Ron Bradeen, Jeff Prior, Carol Wood, Greg Barnier, Corey Lewis, Andrea Lewis, Jesse Doyle, 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 Abernathy, to approve the agenda. Unanimous vote of approval.

Motion by Hartman, seconded by Abernathy, to approve the minutes of the Regular Meeting of August 6th, 2024 as presented. Unanimous vote of approval.

Conflict of Interest Declaration: Terri Kester #5

Permit Petition and Plat Review:

1. PRELIM/FINAL PLAT OF: LOTS 1 THRU 5 OF H.E.S NO. 477, LOCATED IN THE SE $\frac{1}{4}$ OF SECTION 10 AND NE $\frac{1}{4}$ OF SECTION 15, T5S, 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 talking to states attorney on the road being platted to the center of the road and if there is a violation with doing that. Unanimous vote of approval.

2. PRELIM/FINAL PLAT OF: LOT 34A & LOT 34B OF SOUTH PARK RANCH SUBDIVISION PHASE THREE, LOCATED IN THE S $\frac{1}{2}$ SW $\frac{1}{4}$ OF SECTION 8 AND THE N $\frac{1}{2}$ NW $\frac{1}{4}$ OF SECTION 17, T6S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

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

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3. **VARIANCE:** *To Ordinance #2, Article IV (4), Section 1, 7, A.
In no case shall a lot be less than on (1) acre in size.*

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

4. **VARIANCE:** *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').*

- Structure will be built 8' from the right-of-way
- Adjacent property owners were at the meeting and stated that Shamrock Rd. is pretty narrow as it is right now.

Motion by Lewis, seconded by Abernathy, to recommend approval of this variance to the Custer County Commission. Unanimous vote of approval.

5. **PRELIM/FINAL PLAT OF:** TIMM TRACT, AND WOOD TRACTS 1 THRU 4, ALL OF PACER SUBDIVISION, LOCATED IN THE SE ¼ OF SECTION 2, T4S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

- Discussion was had that Alamo Ln. would need to be brought up to county spec in order for this plat to be approved.
- Property owner does not want to bring the road up to county spec and will reconsider this plat.

Motion by Hartman, seconded by Lewis, to deny this plat. Unanimous vote to deny.

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

- Upon doing more research on Tatanka Spirit, in 2008 there was a variance on the road that was approved by the County Commission so this variance is not needed. Property owner will need to name the access road off of Tatanka Dr.

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Public Comment:

Discussion:

- Statement of Policy-Subdivision Classifications

Discussion was held and it was mentioned that maybe to require an extra water supply to a high density area for fire safety. Talk with Steve Esser and states attorney on this as well. The policy will also need and expiration date of 1 year, then be discussed and reconsidered for another year.

- Ordinance #2 – no discussion

Items from Members: None

Adjourn.

Motion by Abernathy, and seconded by Lewis, to adjourn the meeting at 5:28 p.m.

Terri Kester
Planning Director

Attest
Laura Rosane