

CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday January 7th, 2025

Planning Commission members present:

Peg Ryan, Juliann Gramkow, Roland Bauer, Phillip Abernathy, Corey Lewis, Jeremiah Whitcher, Frank Urrutia

Planning Department Staff Present: Terri Kester, Laura Rosane

Guests Present: Mike Busskohl-Commissioner, Brian Grasman, Shane & Jessica Brumbaugh, Paul Vershure, Mike Linde, Teri Morgan

Roland Bauer called the meeting to order at 3:59 PM in the Commissioner's room of the Custer County Courthouse.

Motion by Abernathy, seconded by Corey, to approve the agenda with amending it by adding appointments of Chair and Vice Chair. Unanimous vote of approval.

Motion by Abernathy, seconded by Gramkow, to approve the minutes of the Regular Meeting of December 3rd, 2024 as presented. Unanimous vote of approval.

Conflict of Interest Declaration: Corey Lewis item #5 and Phillip Abernathy item #5

Introduction of appointed Planning Commission Members

Permit Petition and Plat Review:

1. APPOINTMENT OF CHAIRMAN & VICE CHAIRMAN

Motion by Gramkow, seconded by Ryan, to recommend Roland Bauer as Chairman. Unanimous vote of approval.

Motion by Gramkow, seconded by Abernathy, to recommend Peg Ryan as Vice Chairman. 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 Ryan, seconded by Abernathy, to recommend approval of this plat to the Custer County Commission without conditions. Unanimous vote of approval.

3. VARIANCE: To Ordinance #2, Article IV (4), Section 1, 7, C.

The minimum distance between any structure and any property line other than a right-of-way shall be fifteen feet (15')

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- Grasman spoke about his variance request

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

4. PRELIM/FINAL PLAT OF: PCM TRACT WEST AND PCM TRACT EAST OF HAYWOOD ESTATES, LOCATED IN THE SW ¼ OF SECTION 21, T2S, R7E, BHM, PENNINGTON COUNTY AND CUSTER COUNTY, SOUTH DAKOTA

Motion by Ryan, seconded by Urrutia, to table this plat until they get approval on the variance from Pennington County. Unanimous vote to table.

5. SECTION LINE VACATION: LOT 1 & LOT 2 OF H.E.S NO. 477, LOCATED IN THE SE ¼ OF SECTION 10 AND THE NE ¼ OF SECTION 15, T5S, R5E, BHM, CUSTER COUNTY, SOUTH DAKOTA.

Motion by Ryan, seconded by Urrutia, to recommend approval of this Section Line Vacation to the Custer County Commission without conditions. Unanimous vote of approval.

6. VARIANCE: To Ordinance #2 setbacks from property line

- Contractor Paul Vershure spoke on the variance request, structure was accidentally built with a 10' setback from forest service instead of the recommended 20' setback. He is seeking a 10' setback because of the mistake on their part.

Motion by Gramkow, seconded by Ryan, to recommend approval of this variance to the Custer County Commission without conditions. Yay vote from Ryan, Gramkow, Witcher. Nay vote from Urrutia. With Corey Lewis and Phillip Abernathy abstaining.

7. PRELIM/FINAL PLAT OF: LOTS 4 THRU 9 11, 12, and R RANCH TRACT 6B, ALL OF WESTWIND PINES SUBDIVISION, LOCATED IN THE N ½ S ½ OF SECTION 33, T6S, R5E, BHM, CUSTER COUNTY, SOUTH DAKOTA

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Motion by Ryan, seconded by Abernathy, to recommend approval of this plat to the Custer County Commission with the condition that roads are built and then approved by the highway department. Unanimous vote of approval.

Public Comment: None

Discussion: None

Items from Members: None

Adjourn.

Motion by Abernathy, and seconded by Ryan, to adjourn the meeting at 4:50 p.m.

Terri Kester
Planning Director

Attest
Laura Rosane