

CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday February 4th, 2025

Planning Commission members present:

Eric Lewis, Mark Hartman, Peg Ryan, Juliann Gramkow, Roland Bauer, Phillip Abernathy, Corey Lewis, Jeremiah Witcher, Frank Urrutia

Planning Department Staff Present: Terri Kester, Laura Rosane

Guests Present: Mike Busskohl-Commissioner, Mike Linde

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 Gramkow, to approve the agenda. Unanimous vote of approval.

Motion by Ryan, seconded by C. Lewis, to approve the minutes of the Regular Meeting of January 7th, 2025 as presented. Unanimous vote of approval.

Conflict of Interest Declaration: Mark Hartman #2 and Eric Lewis #3

Permit Petition and Plat Review:

1. CELL TOWER MODIFICATION: HOMESTEAD SUB - TRACT MATT (PT OF GOV LOT 16) SEC 24 T3 R4

Motion by Hartman, seconded by Abernathy to recommend approval of this Cell Tower Modification to the Custer County Commission without conditions. Unanimous vote of approval.

2. PRELIM/FINAL PLAT OF: BLUESTEM TRACT OF BOWMAN RANCH SUBDIVISION PHASE 2, LOCATED IN THE SE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 7, T5S, R5D, BHM, CUSTER COUNTY, SOUTH DAKOTA

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

3. PRELIM/FINAL PLAT OF: LOTS A THRU L 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

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Motion by Abernathy, seconded by Gramkow, to recommend approval of this plat to the Custer County Commission with the condition of building the new roads and highway department approval before final plat approval. Unanimous vote of approval with Eric Lewis abstaining.

4. PRELIM/FINAL PLAT OF: LOT 1R AND LOT 2R OF JASON SUBDIVISION, LOCATED IN THE NE ¼ NW ¼ SE ¼ NW ¼, NE ¼ SE ¼, AND SE ¼ SW ¼ OF SECTION 9, T5S, R7E, BHM, CUSTER COUNTY, SOUTH DAKOTA

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

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

6. CELL TOWER MODIFICATION: ZEIMET SUBD - LOT 3 OF TR D IN GOV LOT 13 SEC 13 T5 R4

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

7. PRELIM/FINAL PLAT OF: TRACT B6W AND TRACT B6E OF GJH SUBDIVISION, LOCATED IN THE SE ¼ OF SECTION 22, T4S, T7E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Motion by E. 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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**8. PRELIM/FINAL PLAT with DISCUSSION ON ROAD:
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**

- Applicant would like to not build the new road running west to east at this time. The other new road is completed per highway department.

Motion by Hartman, seconded by E. Lewis, to recommend approval of this plat to the Custer County Commission with condition of all new roads need to be complete with highway approval before final plat approval. Unanimous vote of approval.

Public Comment: None

Discussion: None

Items from Members: None

Adjourn.

Motion by E. Lewis, and seconded by C. Lewis, to adjourn the meeting at 4:28 p.m.

Terri Kester
Planning Director

Attest
Laura Rosane