

## **CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES**

**For the Regular Meeting of Monday July 6th, 2020, at 5:00 p.m.**

### **Members present:**

Planning Commissioners Ron Anderson, Oonagh Wood, Ed Hoffman, Roland Bauer, Lesa McDermott, & Pattie Lee

Staff Present: Terri Kester & Laura Rosane

**Guest's present:** Ed Pulse, Gary Woodford, Dan and Amy Scherer, Travis Hartshorn

**Planning Commission Meeting was called to order at 5:02 PM**

### **Approval of Agenda**

Pattie Lee made the motion to approve the agenda. Ron Anderson seconded the motion. The motion passed unanimously.

### **Approval of Minutes:**

Pattie Lee made the motion to approve the minutes of the June 1st, 2020 meeting. Ron Anderson seconded the motion. The motion passed unanimously.

**Public Comment: None**

**Conflict of Interest Declaration- None**

### **A. Variance Request:**

1. BEAVER LAKE #2 SUB - LOT V OF GOV LOTS 3-4 SEC 4 T4 R4 3.77 AC  
BEAVER LAKE ROAD DISTRICT

**Applicants** Ed Pulse

**Owner:** Ed & Tracy Pulse

**Current Parcel ID:** 011127

Pattie Lee moved to approve the request for the variance under the condition of staying 10ft away from the property line. Lesa McDermott seconded the motion. The motion passed unanimously.

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**2. VACATION OF SECTION LINE HIGHWAY ROW: – NW4SW4 SEC 23 T3 R4 40 AC**

BUCKHORN MT EST - TR 13 (IN NE4SE4) SEC 22 T3 R4 4.27 AC

**Applicants:** Gary Woodford

**Owner:** Gary & Michael Woodford

**Current Parcel ID:** 000621 & 004469

Pattie Lee moved to deny the vacation of line highway ROW request. Roland Bauer second the motion. The motion passed unanimously.

**3. Section Line Improvement ROW-**

NW4SW4 SEC 23 T3 R4 40 AC

BUCKHORN MT EST - TR 13 (IN NE4SE4) SEC 22 T3 R4 4.27 AC

**Applicants-** Daniel Scherer

**Owner:** Daniel & Amy Scherer

**Current Parcel ID:** 000621 & 004469

Lesa McDermott moved to approve the Section Line Improvement ROW request. Pattie Lee second the motion. The motion passed unanimously.

**4. VACATION OF SECTION LINE HIGHWAY ROW: – BAL OF SW4 (LESS TRACTS) SEC 5 T4 R7 141.21 AC**

-E2SE4 SEC 6 T4 R7 80 AC

-BALANCE OF NE4 SEC 7 T4 R7 120 AC (LESS NW4NE4)

-BALANCE OF SEC 8 T4 R7 406.753 AC (LESS TR 4-11 & TR LAZY B) OF HARTSHORN RANCH EST & NE4NE4)

**Applicants-** Travis Hartshorn

**Owner:** Lyle & Donna Hartshorn Revocable Trust & Lyle Hartshorn

**Current Parcel ID:** 009624, 009629, 009631, 009636

Oonagh Wood moved to approve the Vacation of section line request. Pattie Lee seconded the motion. The motion passed unanimously.

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### 5. AIRPORT TRACT –

TR PRICE OF HES #469 (NW4) SEC 3 T-4 R-4 10.30 AC  
(GIS) GOV LOTS 13-14(P.T S2NW4) SEC 3 T4 R4 71.13 AC  
(GIS) GOV LOTS 15-16-17(P.T S2NE4) SEC 3 T4 R4 49.78 AC  
REPLAT OF LOT 3 OF HES #256 SECS 2/3 T4 R4 28.81 AC

**Applicants-** Custer County

**Owner:** Custer County & BHNF

**Current Parcel ID:** 005794, 013587, 013585, 001591

Tract was tabled until further discussion. The motion passed unanimously.

### 6. PRELIM/FINAL PLAT OF:GEHRKE TRACT AND CLARK TRACT OF BOUGH ADDITION, LOCATED IN THE N ½ OF SECTION 22, T4S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

**Applicants-** Lyle Gehrke

**Owner:** Lyle Gehrke & Timothy & Petra Clark

**Current Parcel ID:** 011967 & 006042

Oonagh Wood moved to approve the Plat request. Ron Anderson seconded the motion. The motion passed unanimously.

### 7. PRELIM/FINAL PLAT OF:TRACT B1 AND TRACT B2, LOCATED IN THE NW ¼ OF SECTION 16, T6S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

**Applicants-** Gary Madsen

**Owner:** Gary Madsen

**Current Parcel ID:** 006478

Pattie Lee moved to approve the Plat request. Lese McDermott seconded the motion. The motion passed unanimously.

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### **B. Discussion:**

- City meeting will be set up in August or September
- November 3<sup>rd</sup> meeting moved to Monday November 2<sup>nd</sup>.
- Building permits were discussed on shipping containers. Building permits will be required.

### **C. Adjourn**

Motion by Ron Anderson and seconded by Patti Lee to adjourn the meeting at 7:21 P.M.

Terri Kester  
Interim Planning Director

Attest:  
Laura Rosane, Custer County Planning Department.