

APPROVED MINUTES

**CUSTER COUNTY PLANNING COMMISSION
Regular Meeting January 3, 2012**

Planning Commission Members present:

Phil Lampert
Mike Fleming

Oonagh Wood
Dean Johnson

Tim Holland
Sheila Green

Sue Brown

Planning Dept. Staff present: David Green, Lili Momeyer

Guests Present: none

Call to Order: Chairman Phil Lampert called the meeting to order at 5:00 in the Commissioners' Room of the Custer County Courthouse.

Approval of Agenda:

D. Green added signing of the certificates for the previous planning commissioners Steve Langendorf and Walker Witt. Brown moved to approve the agenda as changed. S. Green seconded the motion. The motion passed unanimously.

A. Approval of the Minutes of the Regular Meeting held on December 6, 2011.

S. Green moved to approve the minutes of December 6, 2011. Brown seconded the motion. The motion passed unanimously.

Lampert requested that everyone introduce themselves and tell a little bit about their background as there are two new Planning Commissioners at this meeting, Oonagh Wood and Mike Fleming.

B. Other Items

Flood Damage Prevention Ordinance Approval

Discussion: D. Green stated that we are looking at this ordinance again tonight because we have to have a public hearing. It is required that we have this hearing after the ten day notice in the newspaper. In adopting ordinances process is important. The County ordinance is very similar to the state model ordinance and follows FEMA guidelines. The state is reviewing our changes, in particular the references to enabling legislation. The states model ordinance does not correctly reference enabling legislation for the local communities. D. Green explained that an important clarification to our ordinance is the need to submit a Base Flood Elevation if a subdivision is over 50 lots or over 5 acres. A LOMA is needed only if physical development is to take place in the floodplain. We have been working with FEMA to get this revised ordinance adopted by January 8, 2012. Marv Bishop reviewed the revised ordinance. The Planning Department contacted those individuals that might be impacted by the new maps. Johnson asked whether the state park is affected by this ordinance. D. Green said that

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Custer County does not have the authority to enforce state owned lands. However, Custer State Park has cooperated in the past by submitting floodplain studies for some of their construction projects.

Vice Chairman

Sheila Green volunteered for the position for two months until elections take place in March.

Johnson made a motion for Sheila Green to fill the position for two months. Brown seconded the motion. The motion passed unanimously.

Certificates

Johnson made a motion for the Chairman to sign the Certificates of Appreciation for Walker Witt and Steve Langendorf. Wood seconded the motion. The motion passed unanimously and the Chairman signed the certificates.

Other

There was discussion about changing the bylaws so an officer could serve for more than three terms. There was other discussion about the sign ordinance, Mike Jacob's digital sign, and starting revisions on the sign ordinance.

D. Green said the next ordinance the planning commission needs to start work on is Ordinance 2. He said this is an ordinance for many things and suggested that it is broken down into sections. He suggested land use, subdivision processes, setbacks, wastewater, and various other supplements as parts to the revised Ordinance 2. D. Green asked the planning commissioners to start doing research on the Internet on land use ordinances and to present their findings to the planning commission.

C. Adjourn

The meeting was declared adjourned by Lampert at 6:15 pm.

Respectfully submitted,
David Green