

# CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Monday June 7, 2021

Planning Commission members present:

Brandon Cullum, Ron Anderson, Mark Hartman, Oonagh Wood, Ed Hoffman, Roland Bauer, Patti Lee

Planning Department Staff Present: Terri Kester

Guests Present: Pat Krantz

Chairman Hoffman called the meeting to order at 5:00 PM in the Commissioner's Room of the Custer County Courthouse.

Motion by Lee, seconded by Anderson, to approve the agenda as presented. Unanimous vote of approval.

Motion by Lee, seconded by Anderson, to approve the minutes of the Regular Meeting of May 4, 2021 as presented. Unanimous vote of approval.

Conflict of Interest Declaration: None

## **Permit Petition and Plat Review:**

1. **Request for Variance:** A request for variance to setback requirements to allow construction of an addition to 5' from the back lot line adjoining US Forest Service property.

Motion by Wood, seconded by Lee, to table until additional information received from the applicant. Unanimous vote of approval.

2. **Plat Request:** LOTS 1 THRU 35 OF DESPERADO RANCH SUBDIVISION, PLAT LOCATED IN SECTION 9, T6S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Motion by Lee, seconded by Bauer, to recommend approval of this Plat Request to the Custer County Commission without conditions. Unanimous vote of approval.

3. **Plat Request:** FEDELE TRACT OF HUNSAKER SUBDIVISION, LOCATED IN THE S ½ SW ¼ SECTION 16, AND THE NW ¼ NW ¼ OF SECTION 21, ALL IN T4S, R7E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Motion by Hartman, seconded by Anderson, to recommend approval of this Plat Request to the Custer County Commission without conditions. Unanimous vote of approval.

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- 4. Request for Vacation of Section Line Highway ROW** by Lightning Creek Ranch, LLC. Located in the BAL OF HES #219 Sections 11, 12 & 14 & BAL OF TR A OF HES #453 Sections 14 & 23, T4S, R3E, BHM, Custer County, South Dakota.

Motion by Bauer, seconded by Lee, to recommend approval to the Custer County Commission of this Section Lines Vacation Request as requested and without conditions of approval. Unanimous vote of approval.

- 5. Request for Cell Tower Modification** from Crown Castle to modify an existing communication tower located on Herman Rausch Subdivision Lot 1N (formerly Lot 1 Revised) in Section 2, T3S, R7E, B.H.M., Custer County, South Dakota

Motion by Lee, seconded by Wood, to recommend approval to the Custer County Commission of this Request for Cell Tower Modification as requested and without conditions of approval. Unanimous vote of approval.

- 6. Plat Request:** SADOWSKY TRACT 1 OF BOX CANYON SUBDIVISION, LOCATED IN THE SE  $\frac{1}{4}$  NW  $\frac{1}{4}$  AND THE SE  $\frac{1}{4}$  NE  $\frac{1}{4}$  OF SECTION 33, TS2, R7E, B.H.M., CUSTER COUNTY, SOUTH DAKOTA

Motion by Hartman, seconded by Anderson, to recommend approval of this Plat Request to the Custer County Commission without conditions. Unanimous vote of approval.

- 7. Plat Request:** TRACT A AND TRACT B LOCATED IN THE N  $\frac{1}{2}$  OF SW  $\frac{1}{4}$  OF SECTION 29, T2N, R7E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Motion by Wood, seconded by Lee, to approve this plat subject to the following conditions:

1. Add book and page number for Saddleback Road.
2. Add Vicinity map

Unanimous vote of approval.

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- 8. Plat Request:** TRACT B1 REVISED, AND TRACT B3 OF GJH SUBDIVISION, LOCATED IN THE SW ¼ OF SECTION 22, T4S, R7E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Motion by Bauer, seconded by Anderson, to recommend approval of this Plat Request to the Custer County Commission without conditions. Unanimous vote of approval.

- 9. Request for Vacation of Section Line Highway ROW** by Greg Warne, Loran & Kristi Braun, & Roland & Pat Gleiter of Gleiter Tract of Pleasant Valley Ranch Subdivision & Greg Tract T4S, R4E, BHM, Custer County, South Dakota.

Motion by Hartman, seconded by Wood, to recommend approval to the Custer County Commission of this Section Lines Vacation Request as requested and without conditions of approval. Unanimous vote of approval.

**Public Comment:** None

**Discussion:** None

**Adjourn.**

Motion by Bauer and seconded by Lee to adjourn the meeting at 5:55 p.m.

Terri Kester  
Planning Director