

# CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday July 6, 2021

Planning Commission members present:

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

Planning Department Staff Present: Terri Kester, Laura Rosane

Guests Present: Mary Burns, Dale Christensen, Craig Snyder (Cell Phone Tower), Paul Vershure, Kim Nielsen

Chairman Hoffman called the meeting to order at 5:01 PM in the Commissioner's Room of the Custer County Courthouse.

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

Motion by Lee, seconded by McDermott, to approve the minutes of the Regular Meeting of June 7, 2021 as presented. Unanimous vote of approval.

Conflict of Interest Declaration: Rosane, Agenda item #5

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

- 1. Request for Variance** from Ordinance #2's no more than (2) dwelling units allowed on any lot, tract or parcel.

Motion by Hartman, seconded by Anderson, no variance needed for adding addition to home. Unanimous vote of approval.

- 2. New Cell Tower Application** from Elevated Towers to construct a new cell phone tower located on N2N2 Sec 11 T4 R1 (less lot h2 & h3) Custer County, South Dakota

Motion by Lee, seconded by Bauer, to recommend approval of this New Cell Phone Tower to the Custer County Commission without conditions. Unanimous vote of approval.

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- 3. Plat Request:** PRESERVATION TRACT, COMMONS TRACT, START TRACT, AND LOTS 1 THRU 28 OF STAR VALLEY ESTATES SUBDIVISION, LOCATED IN SECTIONS 13 AND 14, T4S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Motion by Lee, seconded by Wood, to recommend tabling the plat based on the following corrections: Once the correction have been corrected, bring back for review.

- Verify acres to make sure they are correct & accurate
- Correct title of plat
- 20' Wide Private Easement changed to Public
- Exhibit for access to SW  $\frac{1}{4}$  SW  $\frac{1}{4}$
- Add signature block for owners
- Locations of 66' wide public easements be filed with book and page number
- Add DOT signature block
- Add note (width & type) of road for lots 25 & 24

Vote taken: Aye-Anderson, Wood, Bauer, McDermott, Lee, Cullum Nay-Hartman; motion carried.

- 4. Request for Variance** from Ordinance # 2's Building and lot requirements. Article IV Section 1-7-A, in no case shall a lot be less than one (1) acre (43, 560 Sqft) in size

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

- 5. Plat Request:** Lots 1 thru 4, JLR Tract and Polito Tract of Pleasant Valley Ranch Subdivision, located in GOVT. Lots 8 and 11 of Section 5, and the N  $\frac{1}{2}$  NW  $\frac{1}{4}$  of section 8, all in T4S, R4E, BHM, Custer County, South Dakota

**6.**

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

1. Public road south of lot 4 needs to be brought up to a medium density road and needs to be named.
2. Road Bond to be brought to Planning Office

Unanimous vote of approval.

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- 7. Plat Request:** BAILEY TRACT 1 AND BAILEY TRACT 2 OF BELLEMARE SUBDIVISION OF THE HOMESTEAD OF ERNEST BELLEMARE, LOCATED IN GOVT. LOT 5 OF SECTION 15, T3S, R3E, BHM, CUSTER COUNTY, SOUTH DAKOTA

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

- 8. Plat Request:** BLOME TRACT, LOCATED IN THE NW  $\frac{1}{4}$  SE  $\frac{1}{4}$  OF SECTION 10, T6S, R9E, BHM, CUSTER COUNTY, SOUTH DAKOTA

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

- 9. Plat Request:** LOT 1 AND LOT 2 OF DREAMCATCHER PLACE SUBDIVISION, LOCATED IN THE SW  $\frac{1}{4}$  OF SECTION 7 AND THE NE  $\frac{1}{4}$  NW  $\frac{1}{4}$  OF SECTION 18 T4S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

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

1. Pleasant Valley needs to be drawn in as a 66' Public ROW

Unanimous vote of approval.

- 10. Plat Request:** RED CANYON TRACT NORTH AND RED CANYON TRACT SOUTH, LOCATED IN THE E  $\frac{1}{2}$  NE  $\frac{1}{4}$  SE  $\frac{1}{4}$  SECTION 28, T2S, R7E, B.H.M. CUSTER COUNTY, SOUTH DAKOTA

Motion by Lee, seconded by Anderson, to table plat request with these conditions:

1. Proof of access to Red Canyon Tract North

Unanimous vote of approval.

- 11. Plat Request:** ROETZEL TRACT WEST AND ROETZEL TRACT EAST, LOCATED IN SECTION 25 AND THE E  $\frac{1}{2}$  E  $\frac{1}{2}$  OF SECTION 26, T2S, R3E, BHM, CUSTER COUNTY, SOUTH DAKOTA

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

1. Access easement from Forest Service
2. No further permits until legal access has been provided

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Unanimous vote of approval.

**12. Plat Request:** SHIELDS TRACT AND DEERFIELD TRACT, LOCATED IN SECTION 7, T6S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Motion by Hartman, seconded by Anderson, to approve this plat subject to the following conditions:

1. Clarify Easement

Unanimous vote of approval.

**Public Comment:** None

**Discussion:** Change the planning commission meeting to 4:00 p.m.

**Adjourn.**

Motion by Anderson and seconded by Hartman to adjourn the meeting at 7:01 p.m.

Terri Kester  
Planning Director  
Attest Laura Rosane