

CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Monday August 2, 2021

Planning Commission members present:

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

Planning Department Staff Present: Terri Kester, Laura Rosane

Guests Present: Susan Anderson, Ruth Spangler, Judy York, Shannon (Hermosa)

Chairman Hoffman called the meeting to order at 4:03 PM in the Commissioner's Room of the Custer County Courthouse.

Corrections to Agenda: Moved Item #1 and item #2 to the end of the meeting. Start with item #3.

Motion by Lee, seconded by Bauer, to approve the agenda as corrected. Unanimous vote of approval.

Motion by Lee, seconded by Bauer, to approve the minutes of the Regular Meeting of July 6th, 2021 as presented. Unanimous vote of approval.

Conflict of Interest Declaration: None

Permit Petition and Plat Review:

1. Verizon Tower Modification:

Verizon to replace 3 antennas on tower located in Custer State Park, 13592 Wildlife Loop, PIN 000755.

Motion by Lee, seconded by Anderson, to recommend approval of this tower modification to the Custer County Commission without conditions. Unanimous vote of approval.

2. AT&T Tower Modification:

AT&T to remove 9 antennas and install 12 antennas on the tower located in Pringle, SD, PIN 11858

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

3. Request for Vacation of Section Line Highway ROW:

By Ruth & Leroy Spangler and Judy York to vacate said portion running north to south starting at the Northerly point of Spangler Tract and running south approximately 2,622 feet, between sections 25 and 30 to the Southerly Edge of

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Lot 2R all within Shirrtail Subdivision, Township 5 South, Range 4 East, BHM Custer County South Dakota.

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

4. Request for Vacation of Section Line Highway ROW:

By Beecher Rock, LLC located on a portion of the East 33' wide section line highway Right -of- Way beginning at the meeting point of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 14 and Northwest quarter of the W $\frac{1}{2}$ NW $\frac{1}{4}$ Section 13; Running North to South approximately 988 ft. Commencing from there the vacation shall include the entirety of the 66' wide section line highway right of way less portion of section line that runs across Cemetery Lot running south approximately 1,567 ft. To the southern boundary of the W $\frac{1}{2}$ NW $\frac{1}{4}$ Section 13 and SE $\frac{1}{4}$ NE $\frac{1}{4}$ Section 14 all in T4S, R4E, Custer County, South Dakota

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

5. Verizon Tower Modification

Verizon to remove 9 existing antennas and install 12 new antennas on the tower located at 26151 SD Highway 79, PIN 2094

Motion by Anderson, seconded by Cullum, to recommend approval of this tower modification to the Custer County Commission without conditions. Unanimous vote of approval.

6. Plat Request: Hermosa - Annexation

- PRELIMINARY PLAT OF LOT 1R & UTILITY LOT 1 OF HEARTLAND STORAGE SUBDIVISION
- PRELIMINARY PLAT OF UTILITY LOT 1 OF THE NE $\frac{1}{4}$
- PRELIMINARY PLAT OF LOT 1R & UTILITY LOT 1 OF HEARTLAND RACEWAY SUBDIVISION
- LONE COYOTE SUBDIVISION- PRESTON TRACTS 1 & 2

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Applicants are platting utility lots to annex into town of Hermosa.

Motion by Bauer, seconded by Lee, to recommend approval of this Plat Request to the Custer County Commission contingent on being reviewed by legal. Unanimous vote of approval.

7. Variance Request: Hermosa

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. Applicant is requesting a utility lot of .272 acres for the use of utilities only.

Motion by Bauer, seconded by Lee, to recommend approval of this Plat Request to the Custer County Commission contingent on being reviewed by legal. Unanimous vote of approval.

Public Comment: None

Discussion:

- Discussion was held regarding the Star Valley plat that was passed at the Commissioners meeting.
- Discussion was held inviting the County Commissioners to discuss the collaborating rule on approving plats.
- Discussion was held to change the next planning commission meeting to 4:00 p.m.

Adjourn.

Motion by Lee and seconded by Hartman to adjourn the meeting at 5:22 p.m.

Terri Kester
Planning Director
Attest Laura Rosane