

CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday April 5, 2022

Planning Commission members present:

Roland Bauer, Aaron Davis, Aaron Hemingway, Ed Hoffman, Patti Lee, and Oonagh Wood

Planning Department Staff Present: Terri Kester & Laura Rosane

Guests Present: Commissioner Hindle, John Marxen & Darcy Bracken

Chairman Hoffman called the meeting to order at 4:01 PM in the Commissioner's Room of the Custer County Courthouse.

Motion by Lee, seconded by Davis, to approve the agenda. Unanimous vote of approval.

Motion by Davis, seconded by Davis, to approve the minutes of the Regular Meeting of March 1, 2022 as presented. Unanimous vote of approval.

Conflict of Interest Declaration: None

Permit Petition and Plat Review:

1. Darcy Bracken & John Marxen- Discussion was held regarding putting a 1-bedroom cabin and a 2-bedroom mobile home on the existing wastewater system. Mr. Marxen & Ms. Bracken were informed by their Wastewater installer that because they removed a modular home from the current system they would be able to bring on a 1-bedroom cabin and be able to build a two bedroom home and have it be on the same wastewater system. The Planning Commission reference Custer County Ordinance #2 each dwelling shall have a separate wastewater system along with the South Dakota DANR chapter 74 rules and regulations for individual and Small On-Site Wastewater Systems. The Planning Department has no record of the current system. The Planning Commission suggested three options
 - Use existing septic system for cabin. Install new system for house.
 - Install holding tank for cabin and use existing system for house.
 - Do not use existing system. Hook both cabin and house to new system. This requires a waiver approved by both Custer county and state.

There was no motion by the Planning Commission. Mr. Marxen & Darcy Bracken would review the options and let the planning department know what they decided.

2. Variance Request: Lot requirements from Custer County Ordinance #2

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

CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday April 5, 2022

3. **Cell Tower Modification:** LITTLE TETON SUBD - TOWER SITE SEC 27 T3 R4

Motion by Hemmingway, seconded by Wood, to recommend approval of this cell tower modification application to the Custer County Commission without conditions. Unanimous vote of approval.

4. **Plat Request:** TRACT B NORTH TRACT B CENTER AND TRACT B SOUTH, LOCATED IN THE W ½ NW ¼ SW ¼ OF SECTION 16, T4S, R3E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Motion by Lee, seconded by Wood, to recommend approval of this plat to the Custer County Commission without conditions. Unanimous vote of approval.

Public Comment: None

Discussion:

- Discussion and review of Ordinance #2 Wastewater section. Director Kester will review the comments, make changes and send out the revised section to the Planning Commission for review.
- Discussion on Planning Commission appreciation BBQ with dates and location. Will be discussed further at the next meeting.

Adjourn.

Motion by Bauer and seconded by Lee to adjourn the meeting at 6:15 p.m.

Terri Kester
Planning Director