

CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday May 3, 2022

Planning Commission members present:

Aaron Davis, Aaron Hemingway, Ed Hoffman, Patti Lee, Ron Lauritsen, Mark Hartman and Oonagh Wood

Planning Department Staff Present: Terri Kester & Laura Rosane

Guests Present: Commissioner Hindle, Commissioner Linde, Susan Anderson-Commission Legal Counsel, Jesse Doyle - Hwy Superintendent, Tim Hartmann & Bob Brown-Mayer of Custer

Chairman Hoffman called the meeting to order at 4:00 PM in the Commissioner's Room of the Custer County Courthouse.

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

Motion by Lee, seconded by Lauritsen, to approve the minutes of the Regular Meeting of April 5, 2022 as presented. Unanimous vote of approval.

Conflict of Interest Declaration: None

Permit Petition and Plat Review:

1. Custer County & City of Custer Extraterritorial Area Policy and Map Discussion

The City Planning Administrator and Mayor Bob Brown joined our meeting for open discussion of the 3 mile jurisdiction on the new proposed Extraterritorial Map presented by the city of Custer. Tim Hartmann City Administrator explained where the new Extraterritorial line is proposed. With the jurisdictional line change, we tried to get away from cutting parcels and or subdivisions in half. A big concern of the City is the protection of their water sources. With all the development happening in the area, water sources have to be a priority. Mark Hartman stated that if water protection is the worry, then that should be handled by setting up a water protection district or going through the State.

It was questioned if the City had a plan for annexation within the 3 mile? Mayor Bob Brown stated state comes in and makes the decision.

One major factor is the jurisdiction of Platting. Discussion was held on our practices that are currently in place in the way we handle the platting procedures now. At current time, the City handles all plats within the City limits and any parcels that are within the 3-mile jurisdiction. Outside that 3-mile measurement, the County handles the platting of land.

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A suggestion was made by the County Planning Commission to mark on the map define the areas that the city thinks will be of interest and develop city services. Some changes were mentioned up in the Limestone, Wabash springs area.

This meeting was held to have open discussion between both parties. The goal is to effectively and efficiently accomplish future goals while maintaining both City and County interests in mind.

2. Cell Tower Modification: N2N2 SEC 11 T4 R1 (LESS LOT H2 & H3) P#2865

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

3. PETITION TO CHANGE THE NAME OF A PUBLIC ROAD - Peterson Drive to Bruske Trail

Motion by Lee, seconded by Davis, to recommend approval of this Petition to Change the name of Peterson Drive to Bruske Trail to the Custer County Commission without conditions. Unanimous vote of approval.

4. Plat Request: FALL RIVER WELL TRACT REVISED AND DOWNEN TRACT REVISED, LOCATED IN THE SW ¼ SW ¼ OF SECTION 21, T4S, R7E, BHM, CUSTER COUNTY, SOUTH DAKOTA

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

5. Variance Request: BUILDING & LOTS REQUIREMENTS-SETBACK FROM PROPERTY LINE

Motion by Hartman, seconded by Lauritsen, to recommend approval of this variance to reduce the setback from 15' to 5' to the Custer County Commission without conditions. Unanimous vote of approval.

6. Plat Request: KUMJIAN TRACT OF MEYER'S SUBDIVISION, LOCATED IN THE S ½ SE ¼ SW ¼ SECTION 27, AND THE NE ¼ NW ¼ NW ¼ SECTION 34, T2S, R7E, BHM, CUSTER COUNTY, SOUTH DAKOTA

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

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7. Variance Request: SECTION LINE VACATION - MEYERS SUBD - LOT 1 OF TR A SECS 27/34 T2 R7

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

8. Plat Request: LOT 13A AND 13B OF BOX CANYON SUBDIVISION, LOCATED IN THE NW1/4 OF SECTION 33, T2S, R7E, BHM, CUSTER COUNTY, SOUTH DAKOTA

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

9. Plat Request: TRACT TIMBER RIDGE, TRACT HIDDEN HAVEN, TRACT WANDERING ACRES, AND TRACT WHISPERING PINES OF STAR VALLEY RESERVE SUBDIVISION, LOCATED IN THE SW ¼ SW ¼ OF SECTION 12, T4S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Motion by Davis, seconded by Hemingway, 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.
- Discussion on Planning Commission appreciation BBQ with dates and location. Will update at June 7th meeting.

Adjourn.

Motion by Oonagh and seconded by Lee to adjourn the meeting at 5:21 p.m.

Terri Kester
Planning Director