

CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday November 1, 2022

Planning Commission members present:

Roland Bauer, Mark Hartman, Aaron Hemingway, Ed Hoffman, Patti Lee

Planning Department Staff Present: Terri Kester, Laura Rosane

Guests Present: Joe Raver

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 Bauer, to approve the agenda. Unanimous vote of approval.

Motion by Lee, seconded by Bauer, to approve the minutes of the Regular Meeting of October 4, 2022.

Conflict of Interest Declaration: None

Permit Petition and Plat Review:

- 1. Plat Request:** GEBES TRACT NORTH AND GEBES TRACT SOUTH OF DONLEY SUBDIVISION, LOCATED IN THE S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 33, T2S, R7E, CUSTER COUNTY, SOUTH DAKOTA

Motion by Hartman, seconded by Lee, to recommend approval of this of this plat the Custer County Commission contingent upon upon 139th St. be petitioned to open section Line ROW along with being brought up to County spec. Unanimous vote of approval.

- 2. Request:** ACCESS MAP REVIEW: SW $\frac{1}{4}$ SW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 35, T2N, R10E, CUSTER COUNTY, SOUTH DAKOTA

Motion by Lee, seconded by Hemingway, to recommend approval of this Access Map Review the Custer County Commission without conditions. Unanimous vote of approval.

- 3. Request:** ACCESS MAP REVIEW: SE $\frac{1}{4}$ NW $\frac{1}{4}$ SEC 33 T6 R5, CUSTER COUNTY, SOUTH DAKOTA

Motion by Hartman, seconded by Bauer, to deny the access map review. Need actual legal document for plat. Build a public county road to spec for access to all the parcels. Unanimous vote of approval.

- 4. Plat Request:** TRACT G-1 AND TRACT G-2 OF KREITZ SUBDIVISION, LOCATED IN THE GOVERNMENT LOT 11 IN THE NE $\frac{1}{4}$, SE $\frac{1}{4}$, NE $\frac{1}{4}$, NE $\frac{1}{4}$, SE $\frac{1}{4}$, AND NW $\frac{1}{4}$ OF SECTION 6, T3S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

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

- 5. Plat Request:** TRELOAR TRACT AND HENDRIX TRACT, LOCATED IN THE SE ¼ OF SECTION 14 AND THE SE ¼ OF SECTION 15, T4S, R4E, CUSTER COUNTY, SOUTH DAKOTA

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

- 6. Variance Request:** SE ¼ SE 1/4 SECTION 8, T4S, R4E, CUSTER COUNTY, SOUTH DAKOTA

Motion by Hemingway, seconded by Lee, to deny variance request. Recommend to either plat property or subdivide by Aliquot description. Unanimous vote of approval

- 7. Request:** SECTION LINE VACATION- TR A-1 OF HES #358 & ZUMBAUM SUBD - TRACT WILD IRIS #1 OF TR 1 OF TR A OF HES #358 CUSTER COUNTY, SOUTH DAKOTA

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

Public Comment:

Joe Raver presented to the Planning Commission a proposal to open a hand sanitizer plant in the county. Raver explained his business plan and is looking for an approval letter from the County for the Governor's office. It was suggested that Mr. Raver attend a Commissioners meeting to their approval along with the Planning Commission's approval and send a letter of approval from the Planning Commission and the Board of County Commissioners to the Governor's office. The Planning Commission thanked Mr. Raver for bringing in his business proposal and bringing in new business to Custer County.

Discussion:

- Discussion was held on a proposal from Wesdak Welding. Applicants are asking to split the property and have the lot line separate the building. It was discussed to have applicants apply for a variance for the setback requirements.

Adjourn.

Motion by Bauer and seconded by Hemingway to adjourn the meeting at 5:06 p.m.

Terri Kester
Planning Director