

# CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday December 6, 2022

Planning Commission members present:

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

Planning Department Staff Present: Terri Kester (over the phone), Laura Rosane, Brandon DeNoma

Guests Present: Eric Lewis, Jeremy & Bobbi Schmidt

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

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

Motion by Lee, seconded by Lauritsen, to approve the minutes of the Regular Meeting of November 1, 2022.

Conflict of Interest Declaration: Roland Bauer Agenda Item #4

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

- 1. Plat Request:** LOT 2A WEST AND LOT 2A EAST OF BIRD SUBDIVISION, LOCATED IN THE NW  $\frac{1}{4}$  NE  $\frac{1}{4}$  OF SECTION 33, T2S, R7E, BHM, CUSTER COUNTY, SOUTH DAKOTA

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

- 2. Plat Request:** MURRAY TRACT AND DAVIS TRACT OF STAR VALLEY ESTATES SUBDIVISION, LOCATED IN SECTION 14, T4S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

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

- 3. 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 Hartman, seconded by Hemingway, to recommend approval of this plat to the Custer County Commission without conditions. Unanimous vote of approval.

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- 4. Request:** SECTION LINE VACATION - SWEDLUND SUBDIVISION TRACT 1 & TRACT 2 OF TRACT BAUER-ANDERSON OF H.E.S 476 BETWEEN SECTIONS 8 & 17,& TRACT E OF H.E.S 476 LOCATED IN THE E ½ OF SECTION 18 & TRACT 1 OF TRACT BAUER-ANDERSON OF H.E.S 476 SECTION 17 & TRACT F OF H.E.S. 476 LOCATED IN THE E ½ OF SECTION 18 AND THE W ½ OF SECTION 17 & TRACT MARTENIZ OF H.E.S. 476, LOCATED IN SECTIONS 17 & 18 & TRACT LESCHENSKY #2 OF H.E.S. 476, LOCATED IN SECTION 17 & 18 & TRACT D OF H.E.S.476 LOCATED IN E ½ SECTION 18 AND MELLOW MEADOWS TRACT SECTION 17CUSTER COUNTY, SOUTH DAKOTA

Motion by Lee, seconded by Davis, to recommend approval of this section line vacation to the Custer County Commission without conditions. Unanimous vote of approval

- 5. Request:** SECTION LINE VACATION – W ½ & BAL OF THE E ½ SECTIONS 33, T5S, R4E, & STAGECOACH SPRINGS TRACT, STAGECOACH TRAIL WEST TRACT & STAGECOACH TRAIL EAST TRACT SECTION 4, T6S, R4E, BHM CUSTER COUNTY, SOUTH DAKOTA

Motion by Wood, seconded by Davis, to recommend vacating 286 ft. between W ½ & Bal of the E ½ sections 33, T5S, R4E, & Stagecoach Trail East Tract Section 4 the to the Custer County Commission without conditions. Unanimous vote of approval

- 6. Plat Request:** A PLAT OF SMOTHERS TRACT REVISED AND BEEMER TRACT REVISED, LOCATED IN THE SE ¼ NE ¼ OF SECTION 35, T2S, R6E, BHM, CUSTER COUNTY, SOUTH DAKOTA

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

- 7. Request:** VARIANCE- HENDRICKSON SUBD - TR WESDAK (FORM LOT 1) OF TR 3 OF HES #67 SEC 5 T4S R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

- Ordinance #2, Article IV (4), Section 1, 7, C. *The minimum distance between any structure and any property line other than a right-of-way shall be fifteen feet (15')*

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

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### 8. **Plat Request:** TRACT WESTDAK NORTH & TRACT WESDAK SOUTH, OF HENDRICKSON SUBDIVISION OF H.E.S 67, LOCATED IN THE SW ¼ OF SECTION 5, T4S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

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

### 9. 2023 PLANNING COMMISSION MEETING SCHEDULE

Motion by Hartman, seconded by Davis, to recommend approval of the meeting schedule to the Custer County Commission without conditions. Unanimous vote of approval

### 10. 2023 PLANNING DEPARTMENT FEE SCHEDULE

Motion by Bauer, seconded by Wood, to recommend approval planning fee schedule to the Custer County Commission without conditions. Unanimous vote of approval

### **Public Comment:**

Realtor Eric Lewis brought to the planning commission that his clients want to plat their land that accesses across US Forest land and in order to plat their land they need an access agreement from the US Forest Service in order to proceed with the county platting process. The US Forest Service has informed them that it could take up to a year to get the access approved and they don't want the plat held up that long. Eric is requesting that the planning commission go ahead and approve the plat before they get the access agreement once it makes it to a meeting.

### **Discussion:**

- Planning Commission Members Terms up- Ed and Patty's terms are up. Interest forms are available and can be turned into the planning office until Dec. 19<sup>th</sup>. Then they will be taken to the County Commission for appointment of 2 Planning commission members
- Permit Applications- Discussion was held on only allowing property owners apply for any permits through the planning office unless the property owner has assigned an agent of choice to apply.

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**Adjourn.**

Motion by Bauer and seconded by Wood to adjourn the meeting at 5:20 p.m.

Terri Kester  
Planning Director

Attest  
Laura Rosane