

# CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday May 2nd, 2023

Planning Commission members present:

Mark Hartman, Aaron Davis, Philip Abernathy, Eric Lewis, Roland Bauer

Planning Department Staff Present: Terri-Ann Kester, Laura Rosane

Guests Present: Mike Busskohl-Commissioner, Ron Bradeen, William Neu, Roger Mattson, Jesse Doyle

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

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

Motion by Hartman, seconded by Lewis, to approve the minutes with of the Regular Meeting of April 6th, 2023 as presented. Unanimous vote of approval.

Conflict of Interest Declaration: None

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

**1. Request: Vacation of ROW:** BLACK HILLS RANCH ESTATES IN THE NW ¼, SECTION 16, T6S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA  
William Neu & Roger Mattson expressed their opinions and concerns about the ROW that is requested to be vacated.

Motion by Hartman, seconded by Lewis, to recommend to table this request until some questions are answered by Tracy Kelly, States Attorney when it comes to signatures of approval from all property owners in the subdivision. Unanimous vote.

**2. PRELIM/FINAL PLAT OF:** HALL TRACT 1 AND CRYSTAL PINES TRACT, LOCATED IN THE W ½ OF SECTION 34 LYING NORTH OF COBB RD., T3S, R7E, BHM, CUSTER COUNTY, SOUTH DAKOTA

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

**3. PRELIM/FINAL PLAT OF:** METZGER TRACT WEST AND METZGER TRACT EAST OF TRACT "B" SUBDIVISION, LOCATED IN THE SE ¼ SE ¼ OF SECTION 30, T6S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

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Motion by Abernathy, seconded by Hartman, to recommend approval of this plat to the Custer County Commission without conditions. Three votes of approval with Lewis abstaining.

**4. PRELIM/FINAL PLAT OF: RED DIRT TRACTS 1 THRU 6, LOCATED IN THE SE ¼ OF SECTION 36, T6S, R5E AND IN THE SW ¼ OF SECTION 31, T6S, R6E, ALL IN BHM, CUSTER COUNTY, SOUTH DAKOTA**

Motion by Hartman, seconded by Lewis, to recommend approval of this plat to the Custer County Commission contingent on DOT approval on all approach possibilities. Unanimous vote of approval.

**5. PRELIM/FINAL PLAT OF: TRACT 12A AND TRACT 12B OF HARTSHORN RANCH ESTATES SUBDIVISION, LOCATED IN THE E1/2 SW1/4 AND THE W1/2 SE1/4, SECTION 8, T4S, R7E, BHM, CUSTER COUNTY, SOUTH DAKOTA**

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

**6. BOLT LANE – Highway Superintendent Jesse Doyle wanted to discuss what options he has when it comes to property owners wanting to build approaches off of Bolt Lane that was platted a 50' public ROW but wasn't built to county spec from the beginning. It was suggested to ask Tracy Kelly, States Attorney, on what regulations we have on making home owners getting the road up to county spec before an address is issued.**

**Public Comment:** None

**Discussion:**

1. Ordinance #2 revision will be moved to next meeting for more adjustments.
2. Refunds on Plat Applications – It has been brought up by a tax payer that they wanted a refund on a plat they had brought to us and they are now canceling the plat and would like a refund. Discussion was had and a decision was made that there will be no refunds on plats once they have submitted a preliminary plat to the planning department.

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### **Adjourn.**

Motion by Davis, and seconded by Abernathy, to adjourn the meeting at 5:36 p.m.

Terri-Ann Kester  
Planning Director

Attest  
Laura Rosane