

# **CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES**

**Tuesday July 11th, 2023**

Planning Commission members present:

Mark Hartman, Aaron Davis, Eric Lewis, Roland Bauer, Oonagh Wood

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

Guests Present: Mike Busskohl-Commissioner, Tara Haswell, Bradley & Mary Sorensen, property owners from the BH Ranch Estates and 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 Davis, to approve the agenda. Unanimous vote of approval.

Motion by Davis, seconded by Hartman, to approve the minutes with of the Regular Meeting of June 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

Motion by Hartman, seconded by Davis, to deny this vacation of ROW request because of possible fire safety issues and there was only one property owner that was for vacating the ROW. Unanimous vote of denial.

2. **SECTION LINE VACATION:** Tract Whispering Pines & Tract Timber Ridge of Star Valley Reserve Subdivision, located in the SW ¼ SW ¼ of Section 12, and Lot 14 & 13 of Star Valley Estates Subdivision located in Section 13, T4S, R4E, BHM, Custer County, South Dakota.

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

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### 3. REQUEST: VARIANCE: HES #113 SECS 15/22 T5 R4 BHM, CUSTER COUNTY, SOUTH DAKOTA

To Ordinance #2, Article IV (4), Section 1, 6.

*No more than two (2) dwelling units shall be allowed on any lot, tract or parcel.*

Motion by Lewis, seconded by Davis, to deny this variance request of putting a 3<sup>rd</sup> dwelling on property. Property owners need to go through the platting process. Unanimous vote of denial.

### 4. Resolution 2023 Draft: Property tax assessment for structures and facilities 500 square feet or less

Motion by Hartman, seconded by Davis, to table this resolution to the next meeting to bring in Todd Fish to discuss the size reasoning's.

**Public Comment:** None

### **Discussion:**

1. Planning Commission Appreciation BBQ date will be August 24<sup>th</sup>
2. Resignation of Planning Commission member Ron Lauritsen. We will be advertising for new applicant to finish out his term.

**Adjourn.**

Motion by Davis, and seconded by Lewis, to adjourn the meeting at 5:21 p.m.

Terri-Ann Kester  
Planning Director

Attest  
Laura Rosane