

# CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday November 7th, 2023

Planning Commission members present:

Eric Lewis, Aaron Davis, Mark Hartman, Philip Abernathy, Aaron Hemingway, Peg Ryan, Oonagh Wood

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

Guests Present: Mike Busskohl-Commissioner, Mike Linde, Jesse Doyle-Highway Superintendent, Teri Morgan, over the phone – Rita Stuen, Terrence Stuen, Dane Shuman

ACTING Chairman Aaron Davis 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 Abernathy, seconded by Hemingway, to approve the minutes with of the Regular Meeting of October 3rd, 2023 as presented. Unanimous vote of approval.

Conflict of Interest Declaration: Hartman Agenda #2

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

1. PRELIM/FINAL PLAT OF: DIETZ TRACT, PHILLIPS SUBDIVISION NO.2, LOCATED IN THE SW ¼ OF SECTION 26, THE SE ¼ OF SECTION 27, THE NE ¼ OF SECTION 34 AND THE NW ¼ OF SECTION 35, T3S, R3E, BHM, CUSTER COUNTY, SOUTH DAKOTA

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

2. PRELIM/FINAL PLAT OF: DUMIRE TRACT WEST AND DUMIRE TRACT EAST, LOCATED IN GOVERNMENT LOT 4 OF SECTION 5, T4S, R5E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Jesse Doyle – Road is not to county spec but up to what it can be due to utility install mishap

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

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3. PRELIM/FINAL PLAT OF: MURPHY TRACT WEST & MURPHY TRACT EAST, LONE STAR SUBDIVISION, LOCATED IN THE S  $\frac{1}{2}$  SE  $\frac{1}{4}$  OF SECTION 6, T6S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

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

4. SECTION LINE VACATION: PT OF LOT #4 (N2N2NE4 OF LOT 4) SEC 5, T4S, R5E, CUSTER COUNTY

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

5. SECTION LINE VACATION: WHEELER SUBDIVISION LOT 2 OF TRACT C OF H.E.S 169, LOCATED IN THE SE  $\frac{1}{4}$  OF SECTION 14 AND THE NE  $\frac{1}{4}$  OF SECTION 23 AND TRACT BROWN SOUTH, OF H.E.S. 169, LOCATED IN THE SE  $\frac{1}{4}$  OF SECTION 14 & NE  $\frac{1}{4}$  OF SECTION 23, T4S, R4E, CUSTER COUNTY

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

6. VARIANCE: MTP SUB - LOT 7 SEC 7, T4S, R4E, CUSTER COUNTY  
To Ordinance #2, Article VIII (8), Section 1, 3.  
Minimum Wastewater requirement field size

Motion by Hartman, seconded by Abernathy, to deny this Variance. Unanimous vote of denial.

**Public Comment:** Jesse Doyle – Referring to Hard Scratch Lane as an example, he doesn't believe that someone who is subdividing should have to upgrade the existing road up to county spec.

Teri Morgan – Suggests Ordinance #2 and road specs need more clarification going forward.

**Discussion:** None

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### **Adjourn.**

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

Terri-Ann Kester  
Planning Director

Attest  
Laura Rosane