

CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday February 6, 2024

Planning Commission members present:

Arron Davis, Mark Hartman, Roland Bauer, Aaron Hemingway, Phillip Abernathy, Eric Lewis, Peg Ryan, Juliann Gramkow

Planning Department Staff Present: Terri Kester, Brandon DeNoma

Guests Present: Mike Busskohl-Commissioner, Mike Linde-Commissioner, Jesse Doyle-Highway Superintendent, Kevin Treloar-Highway Dept.

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 Ryan, seconded by Abernathy, to approve the minutes of the Regular Meeting of January 5, 2024 as presented. Unanimous vote of approval.

Conflict of Interest Declaration: None

Introduction of appointed Planning Commission Members-Juliann Gramkow & Roland Bauer

Permit Petition and Plat Review:

1. PRELIM/FINAL PLAT OF: TUGGLE TRACT, LOCATED IN THE SW $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 9, T3S, R7E, BHM, CUSTER COUNTY, SOUTH DAKOTA

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

2. SECTION LINE VACATION: DIAMOND E SUBDIVISION TRACT 12 & TRACT 4 OF HES 264 LOCATED IN THE SE $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 19 AND THE E $\frac{1}{2}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ NE $\frac{1}{4}$ IN SECTION 30, AND LOT 5 OF DIAMOND E SUBDIVISION LOCATED IN THE N $\frac{1}{2}$ NE $\frac{1}{4}$ OF SECTION 30, ALL IN T3S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA.

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

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3. PRELIM/FINAL PLAT OF: PECK TRACT OF DESPERADO RANCH
SUBDIVISION, LOCATED IN THE N ½ NW ¼ OF SECTION 9, T6S, R4E, BHM,
CUSTER COUNTY, SOUTH DAKOTA

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

4. SECTION LINE VACATION: LOT 39 OF STAGECOACH CROSSINGS
ESTATES SUBDIVISION OF MS 830, SECTIONS 21/22, T3S, R4E, BHM, CUSTER
COUNTY, SOUTH DAKOTA.

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

5. SECTION LINE VACATION: ON TRACT 1 AND TRACT 2 OF MS #2161, ALL
LOCATED IN THE NE ¼ AND SE ¼ OF SECTION 35 AND THE NW ¼ AND SW ¼ OF
SECTION 36, T3S, R3E, BHM, CUSTER COUNTY, SOUTH DAKOTA.

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

Public Comment: None

Discussion:

- Discussion was held regarding a property that was developed in the 1970's with 3 homes. Owner would like to remove one of the existing homes and build a new home in replace of the old home.

Peg Ryan motioned to grandfather parcel with 3 homes, Parcel was developed before County Ordinances were in place. Seconded by Hartman. Unanimous vote of approval.
Parcel- HES #118 SECS 6/7 T4 R4 P#001601

- Commissioner Busskohl discussed possibly changing the minimum acreage size in the future when subdividing. Going from 1 acre minimum to 2-2.5 acre minimum.
- Commissioner Busskohl discussed changing the square footage fees on building permits in the future.

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Adjourn.

Motion by Davis, and seconded by Abernathy, to adjourn the meeting at 4:40 p.m.

Terri Kester
Planning Director

Attest
Brandon DeNoma