

CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday March 5, 2024

Planning Commission members present:

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

Planning Department Staff Present: Terri Kester, Laura Rosane

Guests Present: Mike Busskohl-Commissioner, Jesse Doyle-Highway Superintendent, Amanda Carlin, Eugene & Shana Sanderson, Mark & Robin Schlotterback and family, Teri Morgan

Roland Bauer called the meeting to order at 3:56 PM in the Commissioner's room of the Custer County Courthouse.

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

Motion by Abernathy, seconded by Lewis, to approve the minutes of the Regular Meeting of February 6, 2024 as presented. Unanimous vote of approval.

Conflict of Interest Declaration: Eric Lewis Agenda Item #3

1. Appointment of Chairman & Vice Chair:

Motion by Hartman, seconded by Ryan, to appoint Roland Bauer as the Chairman of the Planning Commission. Unanimous vote of approval.

Motion by Ryan, seconded by Hartman, to appoint Phillip Abernathy as the Vice Chairman of the Planning Commission. Unanimous vote of approval.

Permit Petition and Plat Review:

2. PRELIM/FINAL PLAT OF: FOUNTAIN TRACT NORTH AND FOUNTAIN TRACT SOUTH, LOCATED IN THE NE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 5, T6S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA.

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

3. SECTION LINE IMPROVEMENT: LOT A OF TRACT B OF GOVERNMENT LOT 14 LOCATED IN SW $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 2 AND TRACT 2 LOCATED IN NW $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 11, ALL WITHIN T4S, R4E, BHM CUSTER COUNTY, SOUTH DAKOTA.

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Motion by Ryan, seconded by Gramkow, to table this section line improvement for further information from the State and an Engineer input on building across rails to trails. Also to look into codified laws on improving section lines. Unanimous vote to table.

Public Comment: None

Discussion:

- Daschel Tract – Discussion was held on a possible upcoming plat within the city 3 mile that will need to ask for a variance from the county in order to proceed
- *ETJ Map on beacon* – Planning Commission would like to know what this would cost
- *Planning Commission Bylaws* – Planning Commission will allow changes, would like to see old bylaws to compare with the changes
- *Cross Road (Highway Department)* – Discussion was held on a plat with the city 3 mile that is off of Cross Rd. and if the road will need to be brought up to county spec from the area that it stopped the last time it was brought up to county spec when there was a plat

Items from Members:

- Minimum 1 acre parcel – discussion was held on going under 1 acre when subdividing for possible future properties that want to build townhomes, condos, etc.

Adjourn.

Motion by Lewis, and seconded by Abernathy, to adjourn the meeting at 5:39 p.m.

Terri Kester
Planning Director

Attest
Laura Rosane