

CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday April 1st, 2025

Planning Commission members present:

Eric Lewis, Mark Hartman, Peg Ryan, Juliann Gramkow, Roland Bauer, Phillip Abernathy, Corey Lewis, Jeremiah Witcher, Frank Urrutia

Planning Department Staff Present: Terri Kester, Laura Rosane

Guests Present: Mike Busskohl-Commissioner, Keith Glover, Teri Morgan, Jesse Doyle

Roland Bauer called the meeting to order at 3:59 PM in the Commissioner's room of the Custer County Courthouse.

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

Motion by Abernathy, seconded by Gramkow, to approve the minutes of the Regular Meeting of March 4th, 2025 as presented. Unanimous vote of approval.

Conflict of Interest Declaration: Phillip Abernathy Agenda item #3

Permit Petition and Plat Review:

1. SECTION LINE VACATION:

TRACT BARNES OF HEUMPHREUS SUBDIVISION, LOCATED IN SECTION 11 AND THE N1/2 OF SECTION 14, T5S, R3E, BHM, CUSTER COUNTY, SOUTH DAKOTA.

Motion by E. Lewis, seconded by Hartman to recommend approval of this Section Line Vacation to the Custer County Commission without conditions. Unanimous vote of approval.

2. SECTION LINE IMPROVEMENT:

NE ¼ NE ¼ OF SECTION 31 AND THE W ½ OF SECTION 32, ALL WITHIN T6S, R8E, BHM CUSTER COUNTY, SOUTH DAKOTA.

Motion by C. Lewis, seconded by E. Lewis, to table this Section Line Improvement and contact the adjoining property owners about this improvement. Discussion was held that our current procedure is that they will get notified of the public hearing before the County Commission meeting. Some members stressed that they would like to see our procedure change on Section Lines, but until then we need to follow as we have in the past. C. Lewis and E. Lewis withdrew their motion.

CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday April 1st, 2025

Motion by Abernathy, seconded by E. Lewis to approve this Section Line Improvement to the Custer County Commission without conditions. Unanimous vote of approval.

3. PRELIM/FINAL PLAT OF: LOT 19W AND LOT 19E OF SOUTH PARK RANCH SUBDIVISION PHASE ONE, LOCATED IN THE NW $\frac{1}{4}$ NE $\frac{1}{4}$ OF SECTION 17, T6S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

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

4. PRELIM/FINAL PLAT OF: TRACT A OF HES 55 LOCATED IN SECTIONS 14 AND 23, T4S, R2E, BHM, CUSTER COUNTY SOUTH DAKOTA.

Motion by E. Lewis, seconded by Abernathy to recommend approval of this plat to the Custer County Commission with the conditions of surveyor correcting the red lines. Hartman – Yay, C. Lewis – Nay, Ryan – Nay, Gramkow – Nay, with a tie breaker from Chair Roland Bauer – Nay; MOTION FAILED

Discussion was had that they would like the surveyor and property owner to be contacted on the corrections needed. Then they would need to bring it back to the planning commission.

Motion by Ryan, seconded by Gramkow to table this plat and bring it back with the corrections made. C. Lewis - Yay, Hartman - Yay, Abernathy - Yay, E. Lewis – Nay. Motion carried.

5. PRELIM/FINAL PLAT OF: VESTAL TRACT OF LONE ELK RANCH SUBDIVISION UNIT ONE, LOCATED IN THE S $\frac{1}{2}$ NE $\frac{1}{4}$ OF SECTION 20, T6S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

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

Public Comment: None

CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday April 1st, 2025

Discussion: Terri Kester will be emailing the planning commission corrections to the proposed updated Ordinance #2 for them to review before the next planning meeting.

Items from Members: Discussion was had to send certified letters to all land owners who may be impacted by a section line closure or improvement before planning commission meetings and county commission meetings.

Motion to Hartman, seconded by Ryan, to approve this change in the procedures for section line closures and improvements. Unanimous vote of approval.

Adjourn.

Motion by Ryan, and seconded by E. Lewis, to adjourn the meeting at 4:26 p.m.

Terri Kester
Planning Director

Attest
Laura Rosane