

AGENDA
CUSTER COUNTY PLANNING COMMISSION
REGULAR MEETING JUNE 3, 2025
4:00 PM, COMMISSIONERS' ROOM, CUSTER COUNTY
COURTHOUSE

Call to Order

Approval of Agenda

The Chairman may change the order of agenda items during the meeting for the convenience of the meeting attendees.

A. Approval of Minutes.

Approval of the Draft Minutes for May 6, 2025 Meeting

B. Conflict of Interest Declaration

C. PERMIT, PETITION AND PLAT REVIEW:

AGENDA ITEM #1:

PRELIM/FINAL PLAT OF: TRACT A1, TRACT A2, AND TRACT BR OF DOWNEN RANCH SUBDIVISION LOCATED IN THE NE ¼ OF SECTION 13, T4S, R7E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: William & Alene Brazell

Current Parcel ID: 012213 & 012214

AGENDA ITEM #2:

PRELIM/FINAL PLAT OF: SAGEBRUSH TRACT 1 AND SAGEBRUSH TRACT 2 OF HAYWOOD ESTATES, LOCATED IN THE SW ¼ OF SECTION 21, T2S, R7E, BHM, PENNINGTON COUNTY AND CUSTER COUNTY, SOUTH DAKOTA

Applicants: Sagebrush Ranch, LLC

Current Parcel ID: 003836

AGENDA ITEM #3:

PRELIM/FINAL PLAT OF: JONES TRACT OF PEACEFUL VALLEY SUBDIVISION,
LOCATED IN THE SE ¼ NE ¼ AND NW ¼ SE ¼ OF SECTION 28, T2S, R7E, BHM,
CUSTER COUNTY, SOUTH DAKOTA

Applicants: James & Sharon Jones Revocable Trust

Current Parcel ID: 003888 & 003892

AGENDA ITEM #4:

VARIANCE: *To Ordinance #2, Article IV (4), Section 1, 7, A.*

In no case shall a lot be less than one (1) acre in size

Applicants: Nielsen Entities, LLC

Current Parcel ID: 001627

AGENDA ITEM #5:

PRELIM/FINAL PLAT OF: ZUERLEIN SUBDIVISION-TRACTS 1R & TRACT 3
LOCATED IN THE E ½ OF THE SE ¼ & THE W ½ OF THE SE ¼ OF SECTION 30,
T2S, R7E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: Darrell Zuerlein

Current Parcel ID: 014423 & 003928

D. Public Comment

E. Discussion: Ordinance #2 revision

F. Items from Members:

Meeting Adjourned

The next Planning Commission meeting will be held at 4:00 P.M. on
Tuesday July 1, 2025 in the in the Commissioners' Room of the Custer
County Courthouse Facility.

NOTE: More than two commissioners may be in attendance at this
meeting.