

AGENDA
CUSTER COUNTY PLANNING COMMISSION
REGULAR MEETING JULY 1, 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 June 3rd, 2025 Meeting

B. Conflict of Interest Declaration

C. PERMIT, PETITION AND PLAT REVIEW:

AGENDA ITEM #1:

CELL TOWER MODIFICATION: NW4SW4 SECTION 34, T2S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: AT&T (Riga Geci)

Current Parcel ID: 000060

AGENDA ITEM #2:

CELL TOWER MODIFICATION: ALL SECTION 35, T3S, R5E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: AT&T (Olivia Ochoa)

Current Parcel ID: 006758

AGENDA ITEM #3:

CELL TOWER MODIFICATION: HERMAN RAUSCH SUB - LOT 1N SECION 2, T3S, R7E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: AT&T (Olivia Ochoa)

Current Parcel ID: 015239

AGENDA ITEM #4:

PRELIM/FINAL PLAT OF: TRACT A, TRACT B, TRACT C AND TRACT D OF LANDRETH SUBDIVISION, LOCATED IN THE E ½ NE ¼ OF SECTION 34, T2S, R10E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: Richard, Bryan & Laura Landreth
Current Parcel ID: 015893

AGENDA ITEM #5:

Vacation of Plat: 13 Plat 81
BIG SKY RANCH TRACT AND BIG SKY LAKE TRACT, LOCATED IN SECTIONS 24 AND 25, T4S, R3E, AND IN SECTION 19, T4S, R4E, CUSTER COUNTY, SOUTH DAKOTA

Applicants: Cody Norberg
Current Parcel ID: 001577

AGENDA ITEM #6:

SECTION LINE VACATION:

OXBOW RANCH ESTATES, TRACT E & D OF THE SUBDIVISION OF H.E.S. 171, LOCATED IN THE SW ¼ OF SECTION 36, T4S, R4E AND IN THE NW ¼ & SW ¼ OF SECTION 1, T5S, R4E, B.H.M., CUSTER COUNTY, SOUTH DAKOTA

Applicants: Christopher & Barbara Hon & Chris & Angela Dailey
Current Parcel ID: 013937 & 013938

AGENDA ITEM #7:

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

The minimum distance between any structure and a right-of-way boundary line shall be thirty feet (30').

Applicants: Dennis Van Laecken
Current Parcel ID: 015621

D. Public Comment

E. Discussion: Appreciation Dinner

F. Items from Members:

Meeting Adjourned

The next Planning Commission meeting will be held at 4:00 P.M. on Tuesday August 5, 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.