

# CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday May 6th, 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, Brandon DeNoma

Guests Present: Mike Busskohl-Commissioner, Leeann Piggott, Phill Randall, Teri Morgan, Natasha Ufen

Roland Bauer called the meeting to order at 4:00 PM in the Commissioner's room of the Custer County Courthouse.

Motion by Gramkow, seconded by C. Lewis, to approve the agenda. Unanimous vote of approval.

Motion by E. Lewis, seconded by Hartman, to approve the minutes of the Regular Meeting of April 1<sup>st</sup>, 2025 as presented. Unanimous vote of approval.

Conflict of Interest Declaration: Phillip Abernathy Agenda item #7

## **Permit Petition and Plat Review:**

1. PRELIM/FINAL PLAT OF: 7-11 TRACT 1, LOCATED IN THE S ½ OF SECTION 16 AND THE N ½ NE ¼ OF SECTION 21 & 7-11 TRACT 2, LOCATED IN THE N ½ NE ¼, SE ¼ NE ¼ OF SECTION 20, ALL IN T6S, R6E, BHM, CUSTER COUNTY, SOUTH DAKOTA

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

2. 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

Motion by C. Lewis, seconded by Ryan, to table this plat and bring it back with the corrections. Unanimous vote to table.

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3. **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*

Motion by C. Lewis, seconded by E. Lewis, to table this variance for questions to the property owner and state attorney. Unanimous vote to table.

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

5. **CELL TOWER MODIFICATION:** HOMESTEAD SUB - TRACT MATT (PT OF GOV LOT 16) SEC 24 T3 R4

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

6. **PRELIM/FINAL PLAT OF:** OLSON TRACT NORTH AND OLSON TRACT SOUTH OF WOODFORD RANCH ESTATES, LOCATED IN THE NE ¼ OF SECTION 16, T3S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

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

7. **PRELIM/FINAL PLAT OF:** LOT 11R AND LOT 12R OF DESPERADO RANCH SUBDIVISION, LOCATED IN THE N ½ NW ¼ OF SECTION 9, T6S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Motion by Hartman, 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.

# **CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES**

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**Public Comment:** None

**Discussion:** Ordinance #2 discussion

**Items from Members:**

**Adjourn.**

Motion by E. Lewis, and seconded by Gramkow, to adjourn the meeting at 5:20 p.m.

Terri Kester  
Planning Director

Attest  
Brandon DeNoma