

# CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday July 1, 2025

Planning Commission members present:

Eric Lewis, Peg Ryan, Juliann Gramkow, Roland Bauer, Corey Lewis, Jeremiah Whitcher, Frank Urrutia

Planning Department Staff Present: Terri Kester, Laura Rosane

Guests Present: Mike Busskohl-Commissioner, Craig Hindle – Commissioner, Mark Nielsen, Dennis Van Lacken, Patricia Conway, Amanda Carlin

Roland Bauer called the meeting to order at 4:01 PM in the Commissioner's room of the Custer County Courthouse.

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

Motion by E. Lewis, seconded by C. Lewis, to approve the minutes of the Regular Meeting of June 3, 2025 as presented. Unanimous vote of approval with Frank Urrutia abstained because he wasn't at the previous meeting.

Conflict of Interest Declaration: None

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

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

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

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

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

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

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

### 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

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

### 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

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

### 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

Motion by C. Lewis, seconded by E. Lewis to recommend approval of this section line vacation to the Custer County Commission without conditions. Unanimous vote of approval.

### 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').*

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

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**Public Comment:** Mark Nielsen brought a proposal to the planning commission for a possible variance for less than ½ acre lots that will have 6-8 duplexes and other housing. The property will include a central sewer and water systems designed by an engineer. The planning commission would like to see more of a paper proposal with a development plan. They also recommend taking it to the county commissioners July 9<sup>th</sup> to get a feel on what they recommend.

**Discussion:** Planning Commission Appreciation Dinner – August 28<sup>th</sup>, 2025 in the Pine Room of the annex building

**Items from Members:** None

**Adjourn.**

Motion by Ryan, and seconded by E. Lewis, to adjourn the meeting at 4:46 p.m.

Terri Kester  
Planning Director

Attest  
Laura Rosane