

AGENDA
CUSTER COUNTY PLANNING COMMISSION
REGULAR MEETING SEPTEMBER 9, 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 July 1st, 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: Verizon (Ariel Stouder)

Current Parcel ID: 000060

AGENDA ITEM #2:

PRELIM/FINAL PLAT OF: MILLS TRACT NORTH AND MILLS TRACT SOUTH OF CROOKED CANYON ESTATES SUBDIVISION, LOCATED IN THE SW ¼ NW ¼ OF SECTION 36, T2S, R7E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: Michael & Morgan Mills

Current Parcel ID: 004037

AGENDA ITEM #3:

PRELIM/FINAL PLAT OF: GRASS TRACTS 1, 2 & 3, AND SHALE TRACT, ALL LOCATED IN THE S ½ NW ¼ AND SW ¼ OF SECTION 29, T5S, R8E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: Stoyan Lucey
Current Parcel ID: 010347

AGENDA ITEM #4:

PRELIM/FINAL PLAT OF: LOTS 5R AND 12R, OF WESTWIND PINES
SUBDIVISION, LOCATED IN THE N $\frac{1}{2}$ S $\frac{1}{2}$ OF SECTION 33, T6S, R5E, BHM,
CUSTER COUNTY, SOUTH DAKOTA

Applicants: Robert Quinn
Current Parcel ID: 016023 & 016029

AGENDA ITEM #5:

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

Applicants: Verizon Wireless (Chris Voss)
Current Parcel ID: 015239

AGENDA ITEM #6: SECTION LINE

SECTION LINE VACATION:

N $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$, & S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$, OF SECTION 22, T3S, R4E, & SW $\frac{1}{4}$ SW $\frac{1}{4}$ OF
SECTION 23, T3S, R4E AND

GOV LOT 12 OF SECTION 23, T3S, R4E, & PT NE $\frac{1}{4}$ NE $\frac{1}{4}$ & LOT 1 OF BAUER-2 OF
SAXTON SUBDIVISION IN THE NE $\frac{1}{4}$ & TRACT 2 OF LOT 2 OF BAUER-2 OF
SAXTON SUBDIVISION IN THE NE $\frac{1}{4}$ IN SECTION 27, T3S, R4E AND

W $\frac{1}{2}$ SE $\frac{1}{4}$ OF SECTION 22, T3S, R4E & LOTS 5, 4, 3 LOCATED IN THE NW $\frac{1}{4}$ NE $\frac{1}{4}$
OF SECTION 27 T3S, R4E AND

S $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 22, T3S, R4E & PT NE $\frac{1}{4}$ NE $\frac{1}{4}$ IN SECTION 27, T3S,
R4E AND

SW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 23, T3S, R4E & GOVERNMENT LOT 12 IN SECTION 26
T3S, R4E

ALL LOCATED IN CUSTER COUNTY, SOUTH DAKOTA.

Applicants: Daniel & Amy Scherer & Cleveland Trimble
Current Parcel ID: 000619, 000620, 015470, 015471, 000637, 000618

AGENDA ITEM #7:

PRELIM/FINAL PLAT OF: SHUPE TRACT NORTH AND SHUPE TRACT SOUTH, LOCATED IN THE NW ¼ SE ¼ OF SECTION 5, T6S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: David & Rebecca Shupe

Current Parcel ID: 015523

AGENDA ITEM #8:

PRELIM/FINAL PLAT OF: STREETER RANCH TRACT NORTH AND STREETER RANCH TRACT SOUTH, LOCATED IN SECTIONS 2 AND 11, T6S, R6E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: Streeter Family, LP

Current Parcel ID: 007047 & 007043

D. Public Comment

E. Discussion:

F. Items from Members:

Meeting Adjourned

The next Planning Commission meeting will be held at 4:00 P.M. on Tuesday October 7, 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.