

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

Call to Order

Pledge of Allegiance

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 October 7, 2025 Meeting

B. Conflict of Interest Declaration

C. Public Comment

D. PERMIT, PETITION AND PLAT REVIEW:

AGENDA ITEM #1:

PRELIM/FINAL PLAT OF: ADAMS TRACT OF MORNING STAR RANCH
SUBDIVISION, LOCATED IN THE SE ¼ OF SECTION 9, T6S, R3E, BHM, CUSTER
COUNTY, SOUTH DAKOTA.

Applicants: Jesse Adams
Current Parcel ID: 006356

AGENDA ITEM #2:

CELL TOWER MODIFICATION: ZEIMET SUBD - LOT 3 OF TR D IN GOV LOT 13
SEC 13, T5S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: AT&T (Riga Geci)
Current Parcel ID: 011858

AGENDA ITEM #3:

PRELIM/FINAL PLAT OF: GLEN ERIN CABIN TRACT OF H.E.S. #278, LOCATED IN THE S ½ OF SECTION 7, T4S, R5E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: Scott Peters

Current Parcel ID: 006196 & 006197

AGENDA ITEM #4:

Vacation of Right-of-Way: LOT 2 OF TRACT A OF H.E.S. 278 LOCATED IN SECTION 7, T4S, R5E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: Glen Erin Cabin North, LLC & Glen Erin Cabin, LLC

Current Parcel ID: 006196 & 006197

AGENDA ITEM #5:

PRELIM/FINAL PLAT OF: HALONEN TRACT 1 AND HALONEN TRACT 2 OF MEYER'S SUBDIVISION, LOCATED IN THE SW ¼ OF SECTION 27, T2S, R7E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: Jacob & Carmen Halonen

Current Parcel ID: 015759

AGENDA ITEM #6:

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

The minimum distance between any structure and any property line other than a right-of-way shall be fifteen feet (15').

Applicants: Walter Hodgson

Current Parcel ID: 004886

AGENDA ITEM #7:

PRELIM/FINAL PLAT OF: KIRKWOOD TRACT OF ELK MOUNTAIN RANCHES SUBDIVISION, LOCATED IN THE W ½ OF SECTION 28, T4S, R1E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: Kellynn Kirkwood

Current Parcel ID: 007699 & 007700

AGENDA ITEM #8:

PRELIM/FINAL PLAT OF: TRACT A & TRACT B OF HOMESTEAD ENTRY SURVEY NO. 228, LOCATED IN THE SE ¼ OF SECTION 12 & THE NE ¼ OF SECTION 13, T5S, R4E, AND THE SW ¼ OF SECTION 7 AND NW ¼ OF SECTION 18, ALL OF T5S, R5E, BHM, CUSTER COUNTY, SOUTH DAKOTA.

Applicants: Lisa Anderson

Current Parcel ID: 001932

E. Discussion Items:

- Member Terms

F. Items from Members:**Meeting Adjourned**

The next Planning Commission meeting will be held at 4:00 P.M. on Tuesday December 2, 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.

CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday October 7th, 2025

Planning Commission members present:

Eric Lewis, Peg Ryan, Juliann Gramkow, Roland Bauer, Jeremiah Whitcher, Frank Urrutia, Mark Hartman, Phillip Abernathy, Corey Lewis

Planning Department Staff Present: Terri Kester, Laura Rosane

Guests Present: Mike Busskohl-Commissioner, Mike Linde – Commissioner, Dan & Amy Scherer, Fred & Wendy Hlava, James Allis, Rick Hudson, other members from Buckhorn Mtn. Estates Road District, Cheryl Urrutia, Cleveland Trimble, Patricia Conway, Teri Morgan,

Roland Bauer called the meeting to order at 3:57 PM in the Commissioner's room of the Custer County Courthouse.

Pledge Of Allegiance

Motion by Abernathy, seconded by E. Lewis, to approve the agenda. Unanimous vote of approval.

Motion by Abernathy, seconded by Hartman, to approve the minutes of the Regular Meeting of September 9th, 2025, as presented. Unanimous vote of approval.

Conflict of Interest Declaration: Hartman #6

Public Comment: None

Permit Petition and Plat Review:

1. SECTION LINE VACATION:

N ½ SE ¼ SE ¼, & S ½ SE ¼ SE ¼, OF SECTION 22, T3S, R4E, & SW ¼ SW ¼ OF SECTION 23, T3S, R4E AND

GOV LOT 12 OF SECTION 23, T3S, R4E, & PT NE ¼ NE ¼ & LOT 1 OF BAUER-2 OF SAXTON SUBDIVISION IN THE NE ¼ & TRACT 2 OF LOT 2 OF BAUER-2 OF SAXTON SUBDIVISION IN THE NE ¼ IN SECTION 27, T3S, R4E AND

W ½ SE ¼ OF SECTION 22, T3S, R4E & LOTS 5, 4, 3 LOCATED IN THE NW ¼ NE ¼ OF SECTION 27 T3S, R4E AND

S ½ SE ¼ SE ¼ OF SECTION 22, T3S, R4E & PT NE ¼ NE ¼ IN SECTION 27, T3S, R4E AND

CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday October 7th, 2025

SW ¼ SW ¼ OF SECTION 23, T3S, R4E & GOVERNMENT LOT 12 IN SECTION 26
T3S, R4E
ALL LOCATED IN CUSTER COUNTY, SOUTH DAKOTA.

- Cleveland Trimble spoke to the commission on this section line vacation since he was unable to make the last meeting and there was more discussion both for and against the section line vacation.
- No action was taken

2. PRELIM/FINAL PLAT OF: BAUMFALK TRACT 1 AND BAUMFALK TRACT 2 OF HES #89 SUBDIVISION, LOCATED IN THE SE ¼ NE ¼ OF SECTION 33, T3S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Motion by Hartman, seconded by E. Lewis to recommend approval of this plat to the Custer County Commission with the condition of a separate miscellaneous document for a septic easement and possibly reference it on the plat as well. Unanimous vote of approval.

3. PRELIM/FINAL PLAT OF: CRANEWOOD TRACTS 1, 2 AND 3 OF BOX CANYON SUBDIVISION, LOCATED IN THE S ½ NW ¼ OF SECTION 4, T3S, R7E, 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.

4. PRELIM/FINAL PLAT OF: HALONEN TRACT 1 AND HALONEN TRACT 2 OF MEYER'S SUBDIVISION, LOCATED IN THE SW ¼ OF SECTION 27, T2S, R7E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Motion by C. Lewis, seconded by Gramkow to table this plat for more research on Medicine Root Rd. and the condition of the road from highway department. Unanimous vote to table.

CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday October 7th, 2025

5. PRELIM/FINAL PLAT OF: SHIELDS TRACTS 1 THRU 4, LOCATED IN THE N $\frac{1}{2}$ NE $\frac{1}{4}$ OF SECTION 7, T6S, R4E, 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.

6. PRELIM/FINAL PLAT OF: TRIPLE S TRACT OF BOWMAN RANCH SUBDIVISION PHASE 2, LOCATED IN THE SE $\frac{1}{4}$ SE $\frac{1}{4}$ OF SECTION 7, T5S, R5D, BHM, CUSTER COUNTY, SOUTH DAKOTA

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

7. PRELIM/FINAL PLAT OF: UNBUILDABLE TRACT AND START TRACT 2R OF STAR VALLEY ESTATES SUBDIVISION, LOCATED IN THE NE $\frac{1}{4}$ OF SECTION 14, T4S, 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.

8. PRELIM/FINAL PLAT OF: WEGNER TRACT OF RAVEN SUBDIVISION, LOCATED IN THE W $\frac{1}{2}$ OF SECTION 8, AND SE $\frac{1}{4}$ OF SECTION 7, 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.

Discussion:

- Live streaming the meeting on County FB page

CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday October 7th, 2025

Items from Members: None

Adjourn.

Motion by C. Lewis, and seconded by E. Lewis, to adjourn the meeting at 4:57 p.m.

Terri Kester
Planning Director

Attest
Laura Rosane

CUSTER COUNTY PLANNING COMMISSION
November 4, 2025

STAFF REPORT

Agenda Item No.1

REQUEST: Preliminary Plat of:

ADAMS TRACT OF MORNING STAR RANCH SUBDIVISION, LOCATED IN THE SE
¼ OF SECTION 9, T6S, R3E, BHM, CUSTER COUNTY, SOUTH DAKOTA.

CURRENT PARCEL ID: 006356

PROPERTY CLASSIFICATION Residential

APPLICANTS: Jesse Adams

DEED HOLDER: Adams Family Trust

GENERAL INFORMATION:

This preliminary plat is to correct gross errors on the previous plate filed in book 11 of
plats on page 457. The acreage and east/west distances differ from the previous plat
based on monumentation found.

COMPREHENSIVE PLAN: The proposed land use does not conflict with the intent or
goals of Custer County's Comprehensive Plan.

ORDINANCE 2 SUBDIVISION AND USE OF LAND the proposed plat ***generally*** meets
the standards as set forth in Ordinance 2.

ORDINANCE 6 FLOOD DAMAGE PROTECTION: Firm Panel 46033C0650F dated
January 6th, 2012 indicates there is no presence of a flood hazard area within the
subdivision area represented on this plat.

INTERNAL REVIEW COMMENTS:

SD DOT: "I don't see any impacts to the DOT.
None of these are adjacent the state highway system"
Hwy: "No comments"

BHE: No Response

DOE: No Response

BH COOP: No Response

USFS: No Response

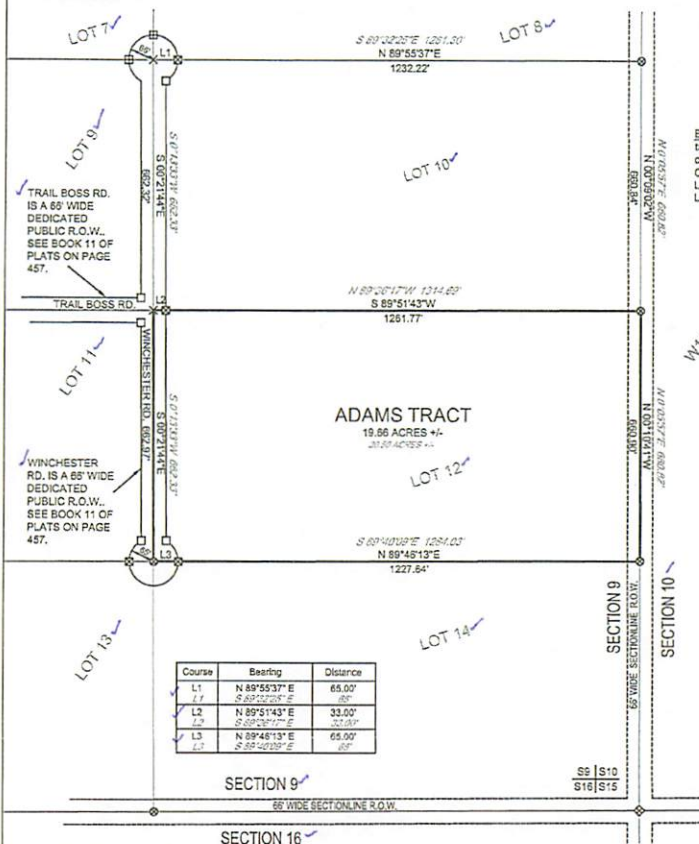
ROD: No Response

Emergency Mgmt: "I see no EM issues with any of the proposed changes."

6356

A PLAT OF
ADAMS TRACT OF MORNING STAR RANCH SUBDIVISION,
LOCATED IN THE SE1/4 OF SECTION 9, T6S, R3E, BHM,
CUSTER COUNTY, SOUTH DAKOTA
FORMERLY LOT 12

NOTE: See Book 11 of Plats of Page 457 for plat of Morning Star Ranch Subdivision.



DATE SURVEYED
8 Nov. 2024

BASIS OF BEARING - GPS OBSERVATION
 taken N 01°45'33" W 883.58' from the SW
 corner of LOT 12.
 OPUS STATIC SOLUTION NAD83(2011)
 LAT: 43° 32' 21.85328"
 LONG: -103° 45' 44.91169"

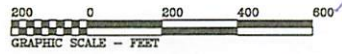


NOTE: 10' each side of rear and side lot lines are reserved for utility easement. If the lot borders national forest the entire 20' will be taken from the lot according to the plat filed in book 12 of plats on page 457.

NOTE: PARCEL POSITIONS ON THE GROUND DO NOT CHANGE WITH THIS PLAT. THIS PLAT IS TO CORRECT GROSS ERRORS ON THE PREVIOUS PLAT FILED IN BOOK 11 OF PLATS ON PAGE 457. THE ACREAGE AND EAST/WEST DISTANCES DIFFER FROM THE PREVIOUS PLAT BASED ON MONUMENTATION FOUND.

LEGEND

- Set rebar w/aluminum cap marked "ANDERSEN ENG PLS 5906"
- Set rebar w/plastic cap marked "ANDERSEN ENG PLS 5906"
- Found stone monument "BRYANT LS 4896"
- Found rebar w/aluminum cap marked "BRYANT LS 2196"
- Found standard GLO brass cap monument "BRYANT LS 2196"
- angle point not monumented
- Start lettering denotes record calls



NOTE: 10 FEET EACH SIDE OF REAR AND SIDE LOT LINES ARE RESERVED FOR UTILITY EASEMENTS. IF THE LINE ABUTS LANDS NOT SUBDIVIDED UNDER THE PROVISIONS OF CUSTER COUNTY SUBDIVISION ORDINANCE #2, THE ENTIRE 20' WIDE EASEMENT WILL BE TAKEN FROM THE LOT.

No area of special flood hazard exists within this subdivision according to Flood Hazard Insurance Rate Map Panel No. 46033C0650F, effective date: Jan. 6, 2012.

WATER PROTECTION STATEMENT
 Pursuant to SDCL 11-3-8.1 and 11-3-8.2, the developer of the property described within this plat shall be responsible for protecting any waters of the state, including groundwater, located adjacent to or within such platted area from pollution from sewage from such subdivision and shall in prosecution of such protections, conform to and follow all regulations of the South Dakota Department of Agriculture and Natural Resources relating to the same.

CERTIFICATE OF SURVEYOR
 I, John D. McBride Registered Land Surveyor No. 5906 in the State of South Dakota, do hereby certify that being so authorized, I have prepared the within plat of land shown and described hereon from notes taken during an actual survey made by me or under my direct supervision, and that to the best of my knowledge and belief, the same is a true and correct representation of said survey.
 IN WITNESS WHEREOF, I hereunto set my hand and official seal.
 Dated this ___ day of ___, 2025.

John D. McBride SORLS No. 5906

STATE OF _____ COUNTY OF _____
 We, James L. Baker and John K. Baker, do hereby certify that we are the owners of the within described lands and that the within plat was made at our direction for the purposes indicated therein, and that the development of this land shall conform to all existing zoning, subdivision, and erosion and sediment control regulations.
 Dated this ___ day of ___, 2025.

CERTIFICATE OF COUNTY TREASURER
 I, Custer County Treasurer, do hereby certify that all taxes and special assessments which are liens upon the within described lands are fully paid according to the records of this office.
 Dated this ___ day of ___, 2025.

Custer County Treasurer

James L. Baker

John K. Baker

ACKNOWLEDGMENT OF OWNERSHIP
 STATE OF _____ COUNTY OF _____
 On this ___ day of ___, 2025, before me, a Notary Public, personally appeared James L. Baker and John K. Baker, known to me to be the person(s) described in the foregoing instrument, and acknowledged to me that they signed the same.
 IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public
 My commission expires _____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
 Whereas, there has been presented to the County Commissioners of Custer County, South Dakota, the within plat of the above described lands, and it appearing to this Board that the system of streets conforms to the system of streets of existing plats and section lines of the county; adequate provision is made for access to adjacent unplatted lands by public dedication or section line when physically accessible; all provisions of the county subdivision regulations have been complied with; all taxes and special assessments upon the property have been fully paid; and the plat and survey have been lawfully executed; now and therefore,
 BE IT RESOLVED that said plat is hereby approved in all respects.
 Dated this ___ day of ___, 2025.

Chairperson, Custer County Board of Commissioners

CERTIFICATE OF HIGHWAY AUTHORITY
 It appears that every lot has an acceptable approach location onto a public road and the location of the intersection(s) of the proposed subdivision road(s) with the existing public road(s) is hereby approved.

Highway Authority _____ Date: _____

CERTIFICATE OF COUNTY AUDITOR
 I, Custer County Auditor, do hereby certify that the above instrument is a true and correct copy of the resolution adopted by the Board of County Commissioners of Custer County, South Dakota, at a meeting held on the ___ day of ___, 2025.

Custer County Auditor

CERTIFICATE OF COUNTY DIRECTOR OF EQUALIZATION
 I, Director of Equalization of Custer County, do hereby certify that my office has been furnished with a true copy of the within plat.
 Dated this ___ day of ___, 2025.

Director of Equalization of Custer County

OFFICE OF THE REGISTER OF DEEDS
 Filed for record this ___ day of ___, 2025, at ___ o'clock ___ M, and recorded in Book _____ of Plats on page _____.

Custer County Register of Deeds

Prepared by
ANDERSEN ENGINEERS
 Land Surveyors

Drawn by RW	Date 10/15/2025	P.O. Box 448 Edgemont, SD 57735 (605)-662-6500 andersenengineers@gwc.net
Approved by McB	Date 10/20/2025	
Scale 1"=200'	Sheet 1 of 1	File Name: L12_MORNING_STAR

CUSTER COUNTY PLANNING COMMISSION
November 4, 2025

STAFF REPORT

Agenda Item No.2

REQUEST: Cell Tower Modification

CURRENT PARCEL ID: 011858

PROPERTY CLASSIFICATION Residential

APPLICANTS: AT&T (Riga Geci)

DEED HOLDER: Richard & Lee Ann Smith Living Trust

GENERAL INFORMATION:

AT&T has submitted an application to modify an existing wireless tower. Removing 6 antennas, 12 radios and associated cabling and installing 3 antennas and 9 radios.

ORDINANCE 2 SUBDIVISION AND USE OF LAND: The proposed plat ***generally*** meets the standards as set forth in Ordinance 15.

PLANNING DEPARTMENT COMMENTS:

The applicant has submitted all necessary documentation required by Ordinance #15.



September 15, 2025

Custer County
420 Mt Rushmore Rd
Custer, SD 57730

Letter of Intent – AT&T Equipment Upgrade – 181 Howard Street, Pringle, SD 57773-9998

To whom it may concern,

Fullerton Engineering Consultants, LLC, on behalf of AT&T and American Tower is submitting a request to do some equipment upgrade on the existing wireless facility noted above through the collocation, replacement and/or removal of the applicant's equipment for AT&T.

Owner Name: American Tower
Contact Number: 813-404-5367
Email: Kay.Griffin@americantower.com

Applicant: Riga Geci
Contact Number: 217-909-2787
Email: rgeci@fullerton-us.com

Property Address: **181 Howard Street, Pringle, SD 57773-9998**
Property tax schedule number: **011858**

The proposed scope of work for this project includes:

TOWER WORK

Remove: (6) antennas, (12) Radios, and associated cabling.
Install: (3) antennas and (9) radios.

AT&T plans to do some equipment upgrades on the existing tower in order to increase capacity and coverage for their customers in your area. Since we are not increasing the tower's height or expanding the current ground footprint, we believe this equipment upgrade is considered eligible facilities request under Ordinance 15 of the Custer County Ordinances.

Sincerely,

Riga Geci
Project Lead



Office number: 217-909-2787
rgeci@fullerton-us.com

CUSTER COUNTY PLANNING COMMISSION
November 4, 2025

STAFF REPORT

Agenda Item No.3

REQUEST: Preliminary Plat of:

GLEN ERIN CABIN TRACT OF H.E.S. #278, LOCATED IN THE S ½ OF SECTION 7,
T4S, R5E, BHM, CUSTER COUNTY, SOUTH DAKOTA

CURRENT PARCEL ID: 006196 & 006197

PROPERTY CLASSIFICATION Residential

APPLICANTS: Scott Peters

DEED HOLDER: Glen Erin Cabin North, LLC & Glen Erin Cabin, LLC

GENERAL INFORMATION:

This preliminary plat is proposing a lot consolidation. Lot 1 & lot 2 will become Glen Erin Cabin Tract 24 +/- acres. Access is from 66' wide dedicated public ROW.

COMPREHENSIVE PLAN: The proposed land use does not conflict with the intent or goals of Custer County's Comprehensive Plan.

ORDINANCE 2 SUBDIVISION AND USE OF LAND the proposed plat ***generally*** meets the standards as set forth in Ordinance 2.

ORDINANCE 6 FLOOD DAMAGE PROTECTION: Firm Panel 46033C0425F dated January 6th, 2012 indicates there is no presence of a flood hazard area within the subdivision area represented on this plat.

INTERNAL REVIEW COMMENTS:

SD DOT: "I don't see any impacts to the DOT.
None of these are adjacent the state highway system"
Hwy: "No comments"

BHE: No Response

DOE: No Response

BH COOP: No Response

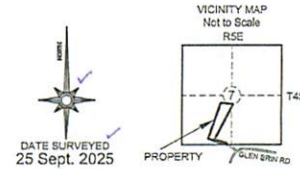
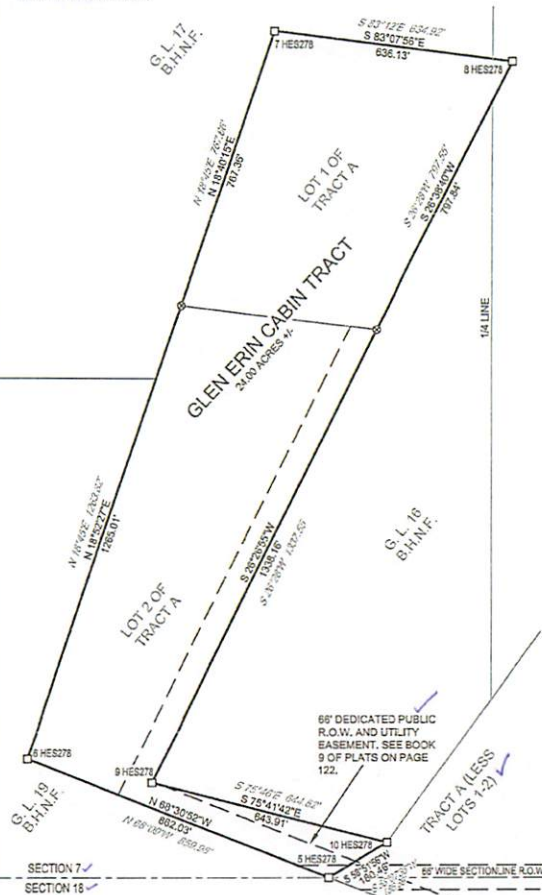
USFS: No Response

ROD: No Response

Emergency Mgmt: "I see no EM issues with any of the proposed changes."

A PLAT OF
**GLEN ERIN CABIN TRACT OF H.E.S. #278, LOCATED
IN THE S1/2 OF SECTION 7, T4S, R5E, BHM, CUSTER
COUNTY, SOUTH DAKOTA**
FORMERLY LOTS 1 & 2 OF TRACT A OF H.E.S. #278

NOTE: See Book 9 of Plats
on Page 122 for plat of Lots 1
& 2 of Tract A of H.E.S. #278.

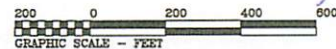


DATE SURVEYED
25 Sept. 2025

BASIS OF BEARING - GPS OBSERVATION
Bearing S 12°24'07" E 1500.32' from Corner 5
of H.E.S. #278.

LEGEND

- Found rebar w/aluminum cap marked
"BRYANT LS 2195"
- Found stone monument
- Slant lettering denotes record calls



NOTE: 10 FEET EACH SIDE OF REAR AND SIDE
LOT LINES ARE RESERVED FOR UTILITY
EASEMENTS. IF THE LINE ABUTS LANDS NOT
SUBDIVIDED UNDER THE PROVISIONS OF
CUSTER COUNTY SUBDIVISION ORDINANCE #2,
THE ENTIRE 20' WIDE EASEMENT WILL BE
TAKEN FROM THE LOT.

No area of special flood hazard exists
within this subdivision according to
Flood Hazard Insurance Rate Map
Panel No. 46033C0425F, effective
date: Jan. 6, 2012.

WATER PROTECTION STATEMENT

Pursuant to SDCL 11-3-8.1 and 11-3-8.2, the developer of the property described within this plat
shall be responsible for protecting any waters of the state, including groundwater, located
adjacent to or within such platted area from pollution from sewage from such subdivision and
shall in prosecution of such protections, conform to and follow all regulations of the South Dakota
Department of Agriculture and Natural Resources relating to the same.

CERTIFICATE OF HIGHWAY AUTHORITY

It appears that every lot has an acceptable approach location onto a public road and the
location of the intersection(s) of the proposed subdivision road(s) with the existing public road(s)
is hereby approved.

Highway Authority

Date: _____

CERTIFICATE OF SURVEYOR

I, John D. McBride Registered Land Surveyor No. 5906 in the State of South Dakota, do hereby certify that being
so authorized, I have prepared the within plat of land shown and described hereon from notes taken during an
actual survey made by me or under my direct supervision, and that to the best of my knowledge and belief, the
same is a true and correct representation of said survey.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Dated this ____ day of ____, 2025.

John D. McBride SDRLS No. 5906

CERTIFICATE OF COUNTY TREASURER

I, Custer County Treasurer, do hereby certify that all taxes and special assessments which are liens upon the
within described lands are fully paid according to the records of this office.

Dated this ____ day of ____, 2025.

Custer County Treasurer

STATE OF _____ COUNTY OF _____

Glen Erin Cabin North, LLC, does hereby certify that it is the owners of the within described lands and that the
within plat was made at its direction for the purposes indicated therein, and that the development of this land
shall conform to all existing zoning, subdivision, and erosion and sediment control regulations.

Dated this ____ day of ____, 2025.

Glen Erin Cabin North, LLC.

CERTIFICATE OF COUNTY DIRECTOR OF EQUALIZATION

I, Director of Equalization of Custer County, do hereby certify that my office has been furnished with a true copy of
the within plat.

Dated this ____ day of ____, 2025.

Director of Equalization of Custer County

ACKNOWLEDGMENT OF OWNERSHIP

STATE OF _____ COUNTY OF _____

On this the ____ day of ____, 2025, before me, the undersigned officer, personally appeared

_____, who acknowledged him/herself to be a member of Glen Erin Cabin North, LLC,
a Limited Liability Company, and that she, as such member being authorized so to do, executed the foregoing
instrument for the purposes therein contained, by signing the name of the corporation by him/herself as member.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Notary Public

My commission expires

STATE OF _____ COUNTY OF _____

Glen Erin Cabin, LLC, does hereby certify that it is the owners of the within described lands and that the
within plat was made at its direction for the purposes indicated therein, and that the development of this land shall
conform to all existing zoning, subdivision, and erosion and sediment control regulations.

Dated this ____ day of ____, 2025.

Glen Erin Cabin, LLC.

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS

Whereas, there has been presented to the County Commissioners of Custer County, South Dakota, the within plat
of the above described lands, and it appearing to this Board that the system of streets conforms to the system of
streets of existing plats and section lines of the county; adequate provision is made for access to adjacent
unplatted lands by public dedication or section line when physically accessible; all provisions of the county
subdivision regulations have been complied with; all taxes and special assessments upon the property have been
fully paid; and the plat and survey have been lawfully executed; now and therefore,
BE IT RESOLVED that said plat is hereby approved in all respects.

Dated this ____ day of ____, 2025.

Chairperson, Custer County Board of Commissioners

CERTIFICATE OF COUNTY AUDITOR

I, Custer County Auditor, do hereby certify that the above instrument is a true and correct copy of the resolution
approved by the Board of County Commissioners of Custer County, South Dakota, at a meeting held on the ____
day of ____, 2025.

Custer County Auditor

ACKNOWLEDGMENT OF OWNERSHIP

STATE OF _____ COUNTY OF _____

On this the ____ day of ____, 2025, before me, the undersigned officer, personally appeared

_____, who acknowledged him/herself to be a member of Glen Erin Cabin, LLC, a
Limited Liability Company, and that she, as such member being authorized so to do, executed the foregoing
instrument for the purposes therein contained, by signing the name of the corporation by him/herself as member.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Notary Public

My commission expires

OFFICE OF THE REGISTER OF DEEDS

Filed for record this ____ day of ____, 2025, at ____ o'clock ____ M., and recorded in Book ____ of Plats on page ____.

Custer County Register of Deeds

Prepared by ANDERSEN ENGINEERS Land Surveyors	
Drawn by RW	Date 10/1/2025
Approved by McB	Date 10/1/2025
Scale 1"=200'	Sheet 1 of 1
P.O. Box 446 Edgemont, SD 57735 (605)-682-6500 andersenengineers@gwc.net	
File Name: L2_TR_A_HEB_278	

CUSTER COUNTY PLANNING COMMISSION
November 4, 2025

STAFF REPORT

Agenda Item No.4

REQUEST: Vacation of Public Right-of-Way

CURRENT PARCEL ID: 006196 & 006197

PROPERTY CLASSIFICATION Residential

APPLICANTS: Scott Peters

DEED HOLDER: Glen Erin Cabin North, LLC & Glen Erin Cabin, LLC

GENERAL INFORMATION:

Applicants are requesting to vacate 66' wide public right of way. Located on Glen Erin Cabin Tract of H.E.S. #278, located in the S ½ of Section 7, T4S, R5E, BHM, Custer County, South Dakota.

Access is no longer needed as tracts have been consolidated into one Tract.

****This vacation of the public right of way is being presented after the Glen Erin Tract consolidation has been approved.**

PLANNING DEPARTMENT COMMENTS: Certified letter was sent to the adjacent landowners. Attached is the email from adjacent landowner.

INTERNAL REVIEW COMMENTS:

BHE: Glen Erin Cabin Vacation of Right of Way. We have an overhead powerline and underground powerline that runs in that public road right of way. Please see attached map.

SD DOT: "I don't see any impacts to the DOT. None of these are adjacent the state highway system"

Emergency Mgmt: "I see no EM issues with any of the proposed changes."

Hwy: "No comments"

DOE: No Response

BH COOP: No Response

USFS: No Response

ROD: No Response

Parcel # 6196
Receipt # 250503

Custer County Planning Department

VACATION of Right-of-Way Application

Applicant Information			(Owner of Property if different than applicant)		
Applicant <u>Patricia A. Peters, member</u>			Owner <u>Glen Erin Cabin, LLC</u>		
Address <u>215 W. 25th St.</u>			Address <u>(same)</u>		
<u>Sioux Falls, SD</u>	<u>57105</u>				
City	State	Zip	City	State	Zip
Phone <u>605-310-1804</u>			Phone _____		
E-mail <u>drpeters2002@yahoo.com</u>			E-mail _____		

Vacation of: Section Line _____ Easement _____ Right-of-way X

Is the proposed vacation site currently in use? (utilities, vehicular traffic) NO YES

If yes, indicate current use Utilities

Reason for the request So the public does not have the
right to go on our property after Lot 1+2 are
Consolidated

Proposed Vacation Location Information

Legal Description _____

Size _____ (acres)(square feet) Location/Address _____

Surveyor/Engineer Information

Surveyor/Engineer Anderson Engineers, John McBride, PLS

Phone Number Cell 605-484-1971 / Edgmont 605-662-5500

Please Attach the Following Required Information Hot Springs 605-745-5510

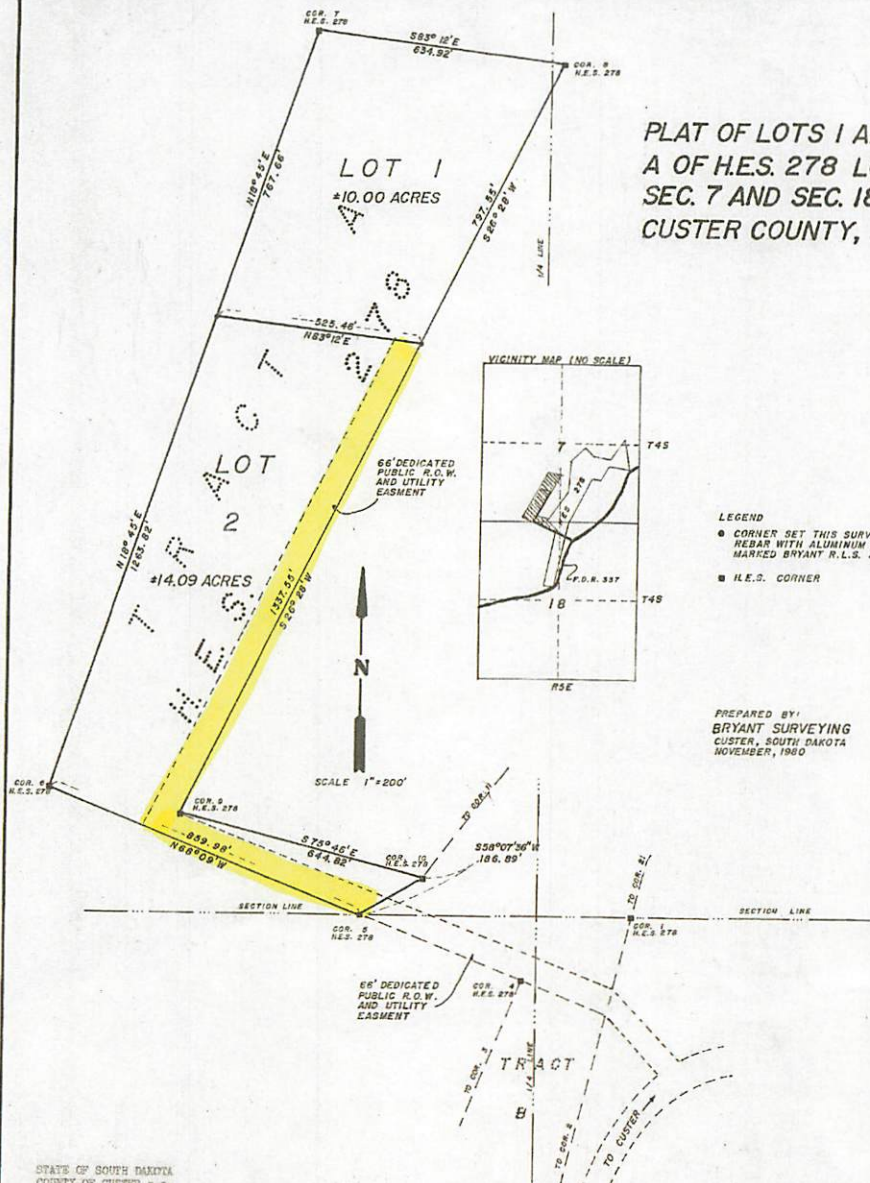
- Exhibit showing proposed area to be vacated
- Petition of property owner(s)
- Vacation Fee per the Fee Schedule attached

Owner/Applicant Signature: Patricia A. Peters

Date: 10-28-25

Patricia A. Peters, member
Glen Erin Cabin LLC

PLAT OF LOTS 1 AND 2 OF TRACT
A OF H.E.S. 278 LOCATED IN
SEC. 7 AND SEC. 18, T4S, R5E, BHM
CUSTER COUNTY, SOUTH DAKOTA



- LEGEND
- CORNER SET THIS SURVEY
REBAR WITH ALUMINUM CAP
MARKED BRYANT R.L.S. 2196
 - H.E.S. CORNER

PREPARED BY:
BRYANT SURVEYING
CUSTER, SOUTH DAKOTA
NOVEMBER, 1980

STATE OF SOUTH DAKOTA
COUNTY OF CUSTER S.D.

I, the RAUBAN MATTOX

do hereby certify that we are the owners of the tract of land shown
and described hereon, that the survey was done at our request for the
purpose indicated hereon, and that we do hereby approve the survey and
within plat of said land.

In witness whereof, we have hereunto set our hand and seal.

Owners: Rauban Mattox

On the 14th day of Nov., 1980, before me, a Notary Public,
personally appeared RAUBAN MATTOX

known to me to be the persons described in the foregoing instrument and
acknowledged to me that they signed the same.
Notary Public: Charles A. Bryant
My commission expires: Sept. 18, 1981

CERTIFICATE OF COUNTY TREASURER

I, Treasurer of Custer County, do hereby certify that all taxes which are
liens upon the within described lands are fully paid according to the
records of my office.

Dated this 14th day of November, 1980.

Treasurer: Thomas J. Brown

CERTIFICATE OF DIRECTOR OF EQUALIZATION

I, Director of Equalization of Custer County, do hereby certify that I
have on record in my office a copy of the within described plat.

Dated this 9 day of Dec, 1980.

Director: Harold Christensen
Director of Equalization

CERTIFICATE OF SURVEYOR

I, Frank A. Bryant, Registered Land Surveyor No. 7196 of the
State of South Dakota, do hereby certify that being so authorized,
I made the survey and within plat of the land shown and described
hereon and that the same is, in all things, true and correct.

Frank A. Bryant
Registered Land Surveyor, Frank A. Bryant

On the 12 day of November, 1980, before me, a Notary
Public, personally appeared Frank A. Bryant
known to me to be the person described in the foregoing
instrument and acknowledged to me that he signed the same.

Notary Public: Charles A. Bryant

My commission expires: October 11, 1985

RESOLUTION BY GOVERNING BOARD

STATE OF SOUTH DAKOTA 80-33
COUNTY OF CUSTER S.D.

I, Auditor of Custer County, do hereby certify that an official
meeting held on the 3rd day of December, 1980,
the Custer County Commissioners by RESOLUTION did approve the
plat as shown herein.

Auditor: Frances Hansen

STATE OF SOUTH DAKOTA
COUNTY OF CUSTER S.D. Q 7330

Filed this 11 day of February, 1981, at 3:30 o'clock P.M.

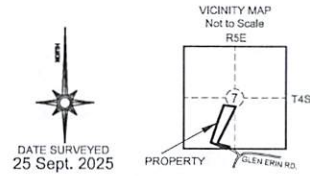
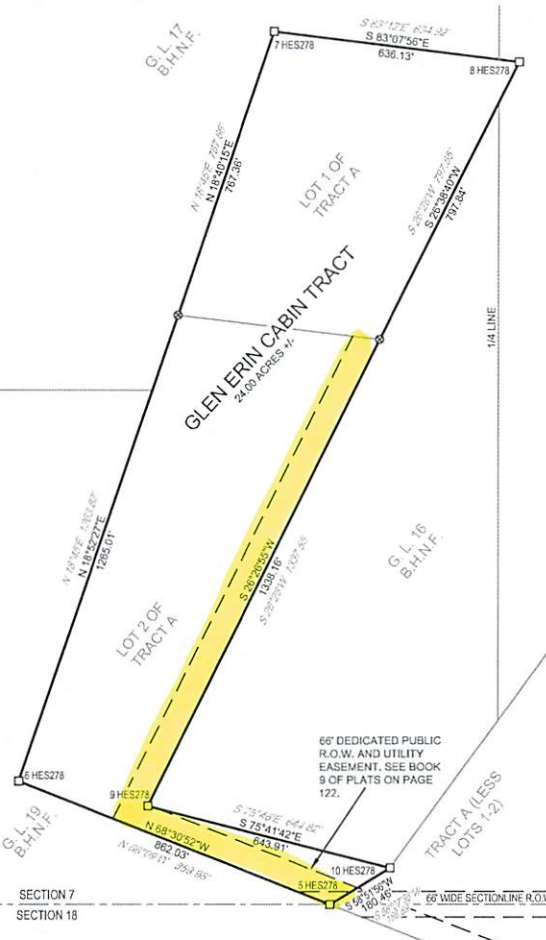
BOOK 9 PLAT 122
Frances M. Larsen, Deputy
Register of Deeds



122

A PLAT OF
**GLEN ERIN CABIN TRACT OF H.E.S. #278, LOCATED
IN THE S1/2 OF SECTION 7, T4S, R5E, BHM, CUSTER
COUNTY, SOUTH DAKOTA**
FORMERLY LOTS 1 & 2 OF TRACT A OF H.E.S. #278

NOTE: See Book 9 of Plats
on Page 122 for plat of Lots 1
& 2 of Tract A of H.E.S. #278.

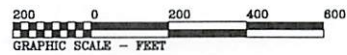


DATE SURVEYED
25 Sept. 2025

BASIS OF BEARING - GPS OBSERVATION
taken S 12°24'07" E 1500.32' from Corner 5
of H.E.S. #278.

LEGEND

- Found rebar w/aluminum cap marked
"BRYANT LS 2196"
- Found stone monument
- Slant lettering denotes record calls



NOTE: 10 FEET EACH SIDE OF REAR AND SIDE
LOT LINES ARE RESERVED FOR UTILITY
EASEMENTS. IF THE LINE ABUTS LANDS NOT
SUBDIVIDED UNDER THE PROVISIONS OF
CUSTER COUNTY SUBDIVISION ORDINANCE #2,
THE ENTIRE 20' WIDE EASEMENT WILL BE
TAKEN FROM THE LOT.

No area of special flood hazard exists
within this subdivision according to
Flood Hazard Insurance Rate Map
Panel No. 46033C0425F, effective
date: Jan. 6, 2012.

WATER PROTECTION STATEMENT

Pursuant to SDCL 11-3-8.1 and 11-3-8.2, the developer of the property described within this plat
shall be responsible for protecting any waters of the state, including groundwater, located
adjacent to or within such platted area from pollution from sewage from such subdivision and
shall in prosecution of such protections, conform to and follow all regulations of the South Dakota
Department of Agriculture and Natural Resources relating to the same.

CERTIFICATE OF HIGHWAY AUTHORITY

It appears that every lot has an acceptable approach location onto a public road and the
location of the intersection(s) of the proposed subdivision road(s) with the existing public road(s)
is hereby approved.

Highway Authority _____ Date: _____

CERTIFICATE OF SURVEYOR

I, John D. McBride Registered Land Surveyor No. 5906 in the State of South Dakota, do hereby certify that being
so authorized, I have prepared the within plat of land shown and described hereon from notes taken during an
actual survey made by me or under my direct supervision, and that to the best of my knowledge and belief, the
same is a true and correct representation of said survey.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.
Dated this ____ day of ____, 2025.

John D. McBride SDRLS No. 5906

STATE OF _____ COUNTY OF _____
Glen Erin Cabin North, LLC., does hereby certify that it is the owners of the within described lands and that the
within plat was made at its direction for the purposes indicated therein, and that the development of this land
shall conform to all existing zoning, subdivision, and erosion and sediment control regulations.

Dated this ____ day of ____, 2025.

Glen Erin Cabin North, LLC.

ACKNOWLEDGMENT OF OWNERSHIP

STATE OF _____ COUNTY OF _____
On this the ____ day of ____, 2025, before me, the undersigned officer, personally appeared
_____, who acknowledged him/herself to be a member of Glen Erin Cabin North, LLC.,
a Limited Liability Company, and that s/he, as such member being authorized so to do, executed the foregoing
instrument for the purposes therein contained, by signing the name of the corporation by him/herself as member.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Notary Public _____ My commission expires _____

STATE OF _____ COUNTY OF _____
Glen Erin Cabin, LLC., does hereby certify that it is the owners of the within described lands and that the within
plat was made at its direction for the purposes indicated therein, and that the development of this land shall
conform to all existing zoning, subdivision, and erosion and sediment control regulations.

Dated this ____ day of ____, 2025.

Glen Erin Cabin, LLC.

ACKNOWLEDGMENT OF OWNERSHIP

STATE OF _____ COUNTY OF _____
On this the ____ day of ____, 2025, before me, the undersigned officer, personally appeared
_____, who acknowledged him/herself to be a member of Glen Erin Cabin, LLC., a
Limited Liability Company, and that s/he, as such member being authorized so to do, executed the foregoing
instrument for the purposes therein contained, by signing the name of the corporation by him/herself as member.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Notary Public _____ My commission expires _____

OFFICE OF THE REGISTER OF DEEDS
Filed for record this ____ day of ____, 2025, at ____ o'clock ____ M., and recorded in Book ____ of Plats on page ____.

Custer County Register of Deeds

CERTIFICATE OF COUNTY TREASURER

I, Custer County Treasurer, do hereby certify that all taxes and special assessments which are liens upon the
within described lands are fully paid according to the records of this office.

Dated this ____ day of ____, 2025.

Custer County Treasurer

CERTIFICATE OF COUNTY DIRECTOR OF EQUALIZATION

I, Director of Equalization of Custer County, do hereby certify that my office has been furnished with a true copy of
the within plat.

Dated this ____ day of ____, 2025.

Director of Equalization of Custer County

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS

Whereas, there has been presented to the County Commissioners of Custer County, South Dakota, the within plat
of the above described lands, and it appearing to this Board that the system of streets conforms to the system of
streets of existing plats and section lines of the county, adequate provision is made for access to adjacent
unplatted lands by public dedication or section line when physically accessible; all provisions of the county
subdivision regulations have been complied with; all taxes and special assessments upon the property have been
fully paid; and the plat and survey have been lawfully executed; now and therefore,
BE IT RESOLVED that said plat is hereby approved in all respects.

Dated this ____ day of ____, 2025.

Chairperson, Custer County Board of Commissioners

CERTIFICATE OF COUNTY AUDITOR

I, Custer County Auditor, do hereby certify that the above instrument is a true and correct copy of the resolution
adopted by the Board of County Commissioners of Custer County, South Dakota, at a meeting held on the ____
day of ____, 2025.

Custer County Auditor

Prepared by ANDERSEN ENGINEERS Land Surveyors	
Drawn by RW	Date 10/1/2025
Approved by McB	Date 10/1/2025
Scale 1"=200'	Sheet 1 of 1
P.O. Box 448 Edgemont, SD 57735 (605)-662-5500 anderseneengineers@gmail.com	
File Name: L2_TR_A_HES_278	

NOTIFICATION LETTER FOR ADJACENT PROPERTY OWNERS

To Whom It May Concern:

You are listed in the Custer County parcel database as the owner of a parcel of land described as

TR A OF HES #278 (LESS LOTS 1-2) SECS 7/18 T4 R5 41.46

PIN#(s) **001694**

I hereby notify you of a planned public meeting before the Custer County Planning Commission on **November 4, 2025**, at **4:00 PM**, to be held in the County Commissioners Room in the County Courthouse located at 420 Mt. Rushmore, Custer, SD.

This application is to **VACATE A PUBLIC RIGHT-OF-WAY** 66' wide Public Right-of-Way on Lot 2 of Tract A of HES #278, located in Section 7 and Section 18, T4S, R5E, BHM, Custer County, South Dakota. All referenced on 9 Plat 122 filed at the Custer County Register of Deeds office.

The property that is the subject of this application is identified as

Lot 2 of Tract A of HES #278, located in Section 7 and Section 18, T4S, R5E, BHM, Custer County, South Dakota.

PIN#(s) **006197**

and is abutting your property/immediately and diagonally across the road from your property.

All members of the public will be heard as to their views pertinent to these matters at the aforementioned Planning Commission Meeting.

If you have any questions or wish to view the application, please contact the Custer County Planning Department at 605-673-8174 or visit the office.

Sincerely,



Terri Kester
Planning Director

Terri Kester

From: Lynn Corbin <lynncorbin1@icloud.com>
Sent: Monday, October 27, 2025 11:32 AM
To: Terri Kester
Subject: Change of right of way

I have no issue with the proposed change of the right of way adjacent to my property on Glen Erin Rd.

Lynn Corbin

Sent from my iPhone

CUSTER COUNTY PLANNING COMMISSION
November 4, 2025

STAFF REPORT

Agenda Item No.5

REQUEST: Preliminary Plat of:

HALONEN TRACT 1 AND HALONEN TRACT 2 OF MEYER'S SUBDIVISION,
LOCATED IN THE SW ¼ OF SECTION 27, T2S, R7E, BHM, CUSTER COUNTY,
SOUTH DAKOTA

CURRENT PARCEL ID: 15759

PROPERTY CLASSIFICATION Residential

APPLICANTS: Jacob & Carmen Halonen

DEED HOLDER: Jacob & Carmen Halonen

GENERAL INFORMATION:

This preliminary plat is proposing a lot split. Tract 1 will become 2.00 +/- Acres. Tract 2 will become 3.50 +/- acres. Access to both Tracts is from Medicine Root Rd, which is a 66' wide public access and utility easement.

COMPREHENSIVE PLAN: The proposed land use does not conflict with the intent or goals of Custer County's Comprehensive Plan.

ORDINANCE 2 SUBDIVISION AND USE OF LAND the proposed plat ***generally*** meets the standards as set forth in Ordinance 2.

ORDINANCE 6 FLOOD DAMAGE PROTECTION: Firm Panel 46033C0175F dated January 6th, 2012 indicates there is no presence of a flood hazard area within the subdivision area represented on this plat.

INTERNAL REVIEW COMMENTS:

SD DOT: "I do not see anything that will affect DOT."

Emergency Mgmt: "no comments"

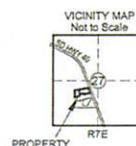
BHE: No Response
DOE: No Response
BH COOP: No Response
USFS: No Response
ROD: No Response
Hwy: No Response

A PLAT OF
**HALONEN TRACT 1 AND HALONEN TRACT 2 OF MEYER'S
SUBDIVISION, LOCATED IN THE SW1/4 OF SECTION 27,
T2S, R7E, BHM, CUSTER COUNTY, SOUTH DAKOTA**
FORMERLY LOT K-1 REVISED

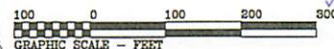
Course	Bearing	Distance
L1	S 88°06'33" W	35.00'
L2	S 21°53'27" E	50.00'
L3	N 68°06'33" E	35.00'

NOTE: See Book 13 of
Plats on Page 5 for plat
of Lot K-1 Revised.

MEDICINE ROOT ROAD IS A 66' WIDE
PUBLIC ACCESS AND UTILITY
EASEMENT. SEE MISC. BOOK 42M ON
PAGE 42

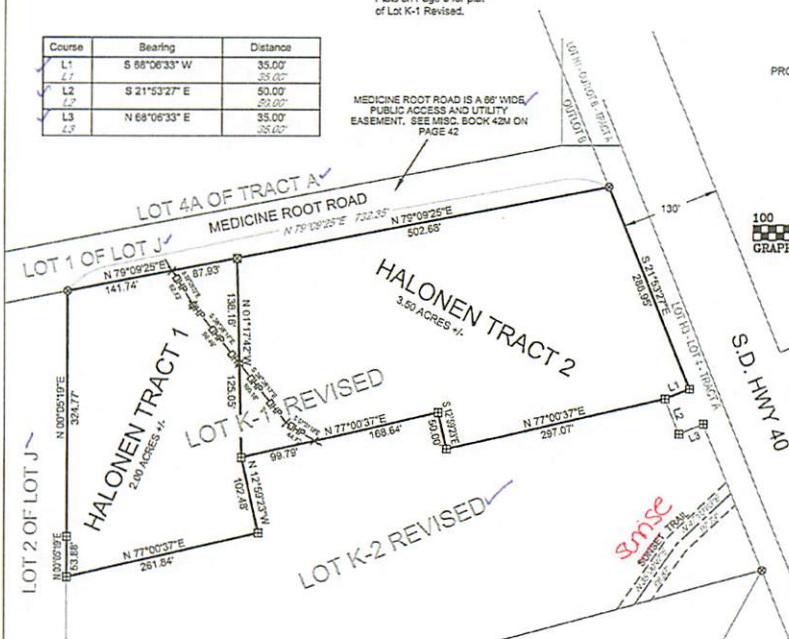


DATE SURVEYED
28 Aug. 2025



LEGEND

- ⊠ Set rebar w/aluminum cap marked
"ANDERSEN ENG PLS 5906"
- ⊠ Found rebar w/aluminum cap marked
"ANDERSEN ENG PLS 5906"
- ⊠ Found rebar w/plastic cap marked
"PROPERTY CORNER LS2696"
- × angle point not monumented
- slant lettering denotes record calls



CERTIFICATE OF SURVEYOR

I, John D. McBride Registered Land Surveyor No. 5905 in the State of South Dakota, do hereby certify that being so authorized, I have prepared the within plat of land shown and described hereon from notes taken during an actual survey made by me or under my direct supervision, and that to the best of my knowledge and belief, the same is a true and correct representation of said survey.
IN WITNESS WHEREOF, I hereunto set my hand and official seal.
Dated this ___ day of ___, 2025.

John D. McBride SDRLS No. 5905

NOTE: 10 FEET EACH SIDE OF REAR AND SIDE LOT
LINES ARE RESERVED FOR UTILITY EASEMENTS. IF
THE LINE ABUTS LANDS NOT SUBDIVIDED UNDER THE
PROVISIONS OF CUSTER COUNTY SUBDIVISION
ORDINANCE #2, THE ENTIRE 20' WIDE EASEMENT WILL
BE TAKEN FROM THE LOT.

No area of special flood hazard
exists within this subdivision
according to Flood Hazard
Insurance Rate Map Panel No.
46033C00175F, effective date:
Jan. 6, 2012.

WATER PROTECTION STATEMENT

Pursuant to SDCL 11-3-8.1 and 11-3-8.2, the developer of the property described within this plat shall be responsible for protecting any waters of the state, including groundwater, located adjacent to or within such platted area from pollution from sewage from such subdivision and shall in prosecution of such protections, conform to and follow all regulations of the South Dakota Department of Agriculture and Natural Resources relating to the same.

STATE OF _____ COUNTY OF _____

We, Jacob Halonen and Carmen Halonen, do hereby certify that we are the owners of the within described lands and that the within plat was made at our direction for the purposes indicated therein, and that the development of this land shall conform to all existing zoning, subdivision, and erosion and sediment control regulations.
Dated this ___ day of ___, 2025.

CERTIFICATE OF COUNTY TREASURER

I, Custer County Treasurer, do hereby certify that all taxes and special assessments which are liens upon the within described lands are fully paid according to the records of this office.
Dated this ___ day of ___, 2025.

Jacob Halonen

Carmen Halonen

Custer County Treasurer

ACKNOWLEDGMENT OF OWNERSHIP

STATE OF _____ COUNTY OF _____

On this ___ day of ___, 2025, before me, a Notary Public, personally appeared Jacob Halonen and Carmen Halonen, known to me to be the person(s) described in the foregoing instrument, and acknowledged to me that they signed the same.
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

My commission expires _____

CERTIFICATE OF COUNTY DIRECTOR OF EQUALIZATION

I, Director of Equalization of Custer County, do hereby certify that my office has been furnished with a true copy of the within plat.
Dated this ___ day of ___, 2025.

Director of Equalization of Custer County

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS

Whereas, there has been presented to the County Commissioners of Custer County, South Dakota, the within plat of the above described lands, and it appearing to this Board that the system of streets conforms to the system of streets of existing plats and section lines of the county; adequate provision is made for access to adjacent unplatted lands by public dedication or section line when physically accessible; all provisions of the county subdivision regulations have been complied with; all taxes and special assessments upon the property have been fully paid; and the plat and survey have been lawfully executed; now and therefore,
BE IT RESOLVED that said plat is hereby approved in all respects.
Dated this ___ day of ___, 2025.

Chairperson, Custer County Board of Commissioners

CERTIFICATE OF COUNTY AUDITOR

I, Custer County Auditor, do hereby certify that the above instrument is a true and correct copy of the resolution adopted by the Board of County Commissioners of Custer County, South Dakota, at a meeting held on the ___ day of ___, 2025.

Custer County Auditor

CERTIFICATE OF HIGHWAY AUTHORITY

It appears that every lot has an accessible approach location onto a public road and the location of the intersection(s) of the proposed subdivision road(s) with the existing public road(s) is hereby approved.

Highway Authority

Date: _____

OFFICE OF THE REGISTER OF DEEDS

Filed for record this ___ day of ___, 2025, at ___ o'clock ___ M., and recorded in Book ___ of Plats on page ___.

Custer County Register of Deeds

Drawn by DR/RW	Date 9/3/2025	P.O. Box 448 Edgemont, SD 57735 (605)-662-5500 andersenengineers@gwtc.net
Approved by McB	Date 9/18/2025	
Scale 1"=100'	Sheet 1 of 1	File Name: K1R_MEYERS_SUD

CUSTER COUNTY PLANNING COMMISSION

November 4, 2025

STAFF REPORT

Agenda Item No.6

REQUEST: Variance

To Ordinance #2, Article IV (4), Section 1, 7, C.

The minimum distance between any structure and any property line other than a right-of-way shall be fifteen feet (15').

CURRENT PARCEL ID: 004886

PROPERTY CLASSIFICATION Commercial

APPLICANTS: Walter Hodgson

DEED HOLDER: Walter & Catherine Hodgson

GENERAL INFORMATION:

Applicant is requesting a variance from Ordinance #2 setback requirements from property line. Applicant would like to add an addition to the 3 existing cabins. Buildings will be 3' from the property line. Currently cabins are around 6' from the property line. Cabins were placed on property in the 90's.

COMPREHENSIVE PLAN: The proposed land use does not conflict with the intent or goals of Custer County's Comprehensive Plan.

ORDINANCE 2 SUBDIVISION AND USE OF LAND the proposed plat ***does-not*** meet the standards as set forth in Ordinance 2.

PLANNING DEPARTMENT COMMENTS: Certified letter was sent to adjacent landowner.

INTERNAL REVIEW COMMENTS:

SD DOT: "I don't see any impacts to the DOT.

None of these are adjacent the state highway system"

Hwy: "No comments"

BHE: No Response

DOE: No Response

BH COOP: No Response

USFS: No Response

ROD: No Response

Emergency Mgmt: "I see no EM issues with any of the proposed changes."

Prepared by:

Name: WALT HODGSON

Number, Street: 12021 US HIGHWAY 16

City, State, Zip: CUSTER SD 57730

Phone: 626 372 6083

VARIANCE APPLICATION

This VARIANCE, executed by the Chairman of the Custer County Board of Commissioners, County of Custer, 420 Mt. Rushmore Road, Custer, South Dakota 57730

I/We, WALT HODGSON own the property described below, provides for the modification of the provisions of *Custer County Ordinance Number 2* with respect to real property legally described as,

LEGAL DESCRIPTION:

ACREAGE: 11.30

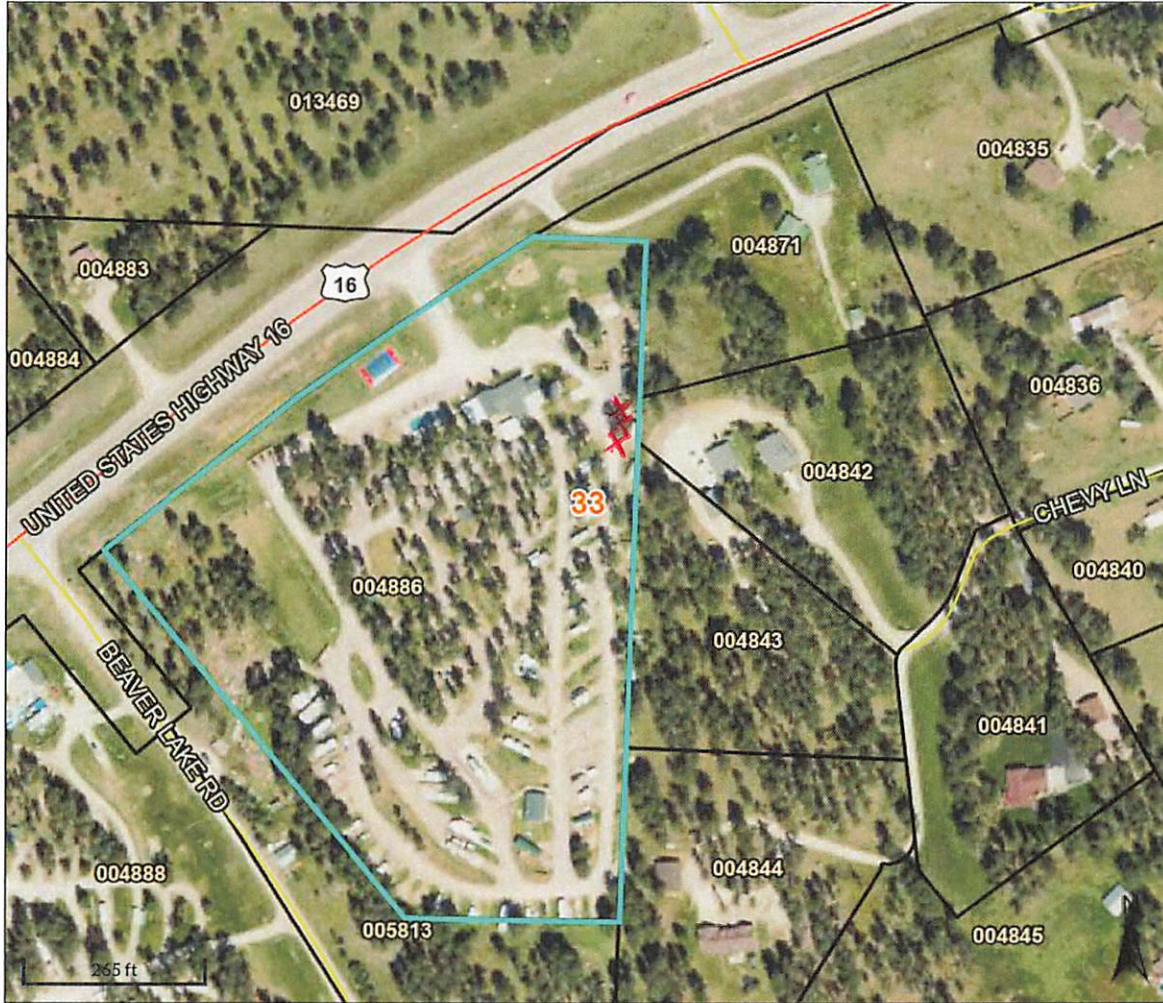
REASON FOR VARIANCE REQUESTED: ADDITION IS ~~ST~~
3 FEET 6 INCH OFF PROPERT LINE

The Landowner agrees that the modification described herein is for the instant case only, and that the modification shall be in conformance with the intent and purpose of the regulations set forth in *Custer County Ordinance Number 2*.

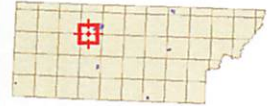
Walt Hodgson
Landowner(s) signature

9-29-25
Date

FEE PAID: \$ 850.00 STAFF INITIALS BD



Overview



Legend

-  Corporate Limits
- Highways
 -  SD Hwy
 -  US Hwy
 -  Roads
-  Parcels
-  Sections
- Flood Zones
 -  A
 -  AE
 -  AE, FLOODWAY
 -  AO
 -  X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
 -  X, AREA OF MINIMAL FLOOD HAZARD

Parcel ID	004886	Alternate ID	n/a	Owner Address	HODGSON WALTER & CATHERINE
Sec/Twp/Rng	033/0003/004	Class	Commercial		PO BOX 732
Property Address	12021 US HIGHWAY 16	Acreage	11.3		CUSTER, SD 57730-0732
	CUSTER				

District 16.1-1-1-0-0

Brief Tax Description NELSON TR IN SW4SW4 & LOT K OF LOTS G & F (LESS HIWAY R/W) SEC 33 T-3 R-4 11.30 AC
1330403300007400

(Note: Not to be used on legal documents)

Parcels are not adjusted to match aerial background. GIS information is for reference purposes only and is not a legal document. Data may contain errors.

Date created: 10/20/2025

Last Data Uploaded: 10/20/2025 5:40:25 PM

Developed by  **SCHNEIDER**
GEOSPATIAL

NOTIFICATION LETTER FOR ADJACENT PROPERTY OWNERS

To Whom It May Concern:

You are listed in the Custer County parcel database as the owner of a parcel of land described as

MILL POND ESTATES - LOT 2 OF LOT F OF TR 1 OF HES #138 (E2SW4) SEC 33 T-3 R-4 2

PIN#(s) 004842

I hereby notify you of a planned public meeting before the Custer County Planning Commission on **November 4, 2025**, at **4:00 PM**, to be held in the County Commissioners Room in the County Courthouse located at 420 Mt. Rushmore, Custer, SD.

This application is for Variance Request

The property that is the subject of this application is identified as:

12021 US Highway 16, Custer, SD 57730
NELSON TR IN SW4SW4 & LOT K OF LOTS G & F (LESS HIWAY R/W) SEC 33 T-3 R-4

PIN#(s) 004886

and is abutting your property/immediately and diagonally across the road from your property.

All members of the public will be heard as to their views pertinent to these matters at the aforementioned Planning Commission Meeting.

If you have any questions or wish to view the application, please contact the Custer County Planning Department at 605-673-8174 or visit the office.

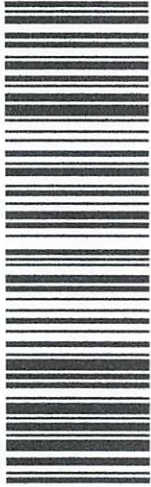
Sincerely,



Terri Kester
Planning Director

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS. FOLD AT DOTTED LINE

CERTIFIED MAIL®



9589 0710 5270 2149 0794 25
9589 0710 5270 2149 0794 25

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Planning Department

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$
☐ Return Receipt (electronic) \$
☐ Certified Mail Restricted Delivery \$
☐ Adult Signature Required \$
☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To

Raymond & Dawn McLaughlin

Street and Apt. No., or PO Box No.

12030 Chevy Lane

City, State, ZIP+4®

Custer, SD 57730

Postmark
Here

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Raymond & Dawn McLaughlin
12030 Chevy Lane
Custer, SD 57730



9590 9402 9038 4122 4479 21

2. Article Number (Transfer from service label)

9589 0710 5270 2149 0794 25

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Dawn McLaughlin

☐ Agent
☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

Mail

Mail Restricted Delivery

20)

PS Form 3811, July 2020 PSN 7530-02-000-9053

Domestic Return Receipt

CUSTER COUNTY PLANNING COMMISSION
November 4, 2025

STAFF REPORT

Agenda Item No.7

REQUEST: Preliminary Plat of:

KIRKWOOD TRACT OF ELK MOUNTAIN RANCHES SUBDIVISION, LOCATED IN THE W ½ OF SECTION 28, T4S, R1E, BHM, CUSTER COUNTY, SOUTH DAKOTA

CURRENT PARCEL ID: 007699 & 007700

PROPERTY CLASSIFICATION Residential

APPLICANTS: Kellynn Kirkwood

DEED HOLDER: Kirkwood Kellynn Adelaide Trust & Bendik William M Trust

GENERAL INFORMATION:

This preliminary plat is proposing a lot consolidation. Lot 67 & lot 68 will become Kirkwood Tract 11.67+/- acres. Access is from Dugout Creek Dr & Mountain Dr both are a 66' Public Right-of-Way.

COMPREHENSIVE PLAN: The proposed land use does not conflict with the intent or goals of Custer County's Comprehensive Plan.

ORDINANCE 2 SUBDIVISION AND USE OF LAND the proposed plat ***generally*** meets the standards as set forth in Ordinance 2.

ORDINANCE 6 FLOOD DAMAGE PROTECTION: Firm Panel 46033C0325F dated January 6th, 2012 indicates there is no presence of a flood hazard area within the subdivision area represented on this plat.

INTERNAL REVIEW COMMENTS:

SD DOT: "I don't see any impacts to the DOT.

None of these are adjacent the state highway system"

Hwy: "No comments"

BHE: No Response

DOE: No Response

BH COOP: No Response

USFS: No Response

ROD: No Response

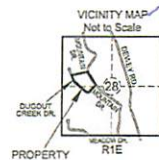
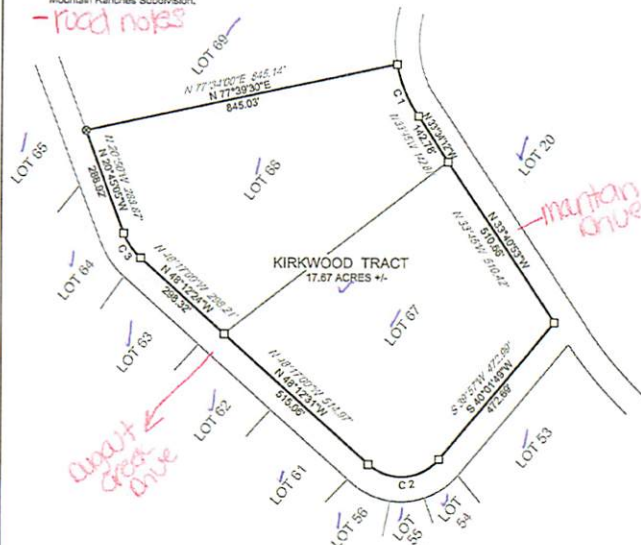
Emergency Mgmt: "I see no EM issues with any of the proposed changes."

T700
-7099

A PLAT OF ✓

KIRKWOOD TRACT OF ELK MOUNTAIN RANCHES SUBDIVISION, LOCATED IN THE W1/2 OF SECTION 28, T4S, R1E, BHM, CUSTER COUNTY, SOUTH DAKOTA FORMERLY LOTS 67 AND 68 ✓

NOTE: See Book 10 of Plats
on Page 74 for plat of Elk
Mountain Ranches Subdivision.

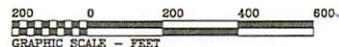


DATE SURVEYED
14 Oct. 2025

BASIS OF BEARING - GPS OBSERVATION
taken S 40°08'18" E 3615.25' from the SE
corner of Kirkwood Tract.
OPUS STATIC SOLUTION NAD83(2011)
LAT: 43°59'57.09071"
LONG: -103°59'59.19911"

LEGEND ✓

- ⊙ Found rebar w/plastic cap marked
"FISK 1771"
- Found rebar
- Slant lettering denotes record calls



Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	342.00'	77.28'	152.01'	23°27'58"	16°45'11"	150.76'	N 23°03'25" W
C2	132.00'	136.24'	211.52'	91°48'37"	43°24'21"	166.60'	S 85°54'04" W
C3	167.00'	40.72'	79.89'	27°24'34"	34°18'32"	78.13'	N 34°25'58" W

No area of special flood hazard exists within
this subdivision according to Flood Hazard
Insurance Rate Map Panel No. 4603SC0325F,
effective date: Jan. 6, 2012.

NOTE: 10 FEET EACH SIDE OF REAR AND
SIDE LOT LINES ARE RESERVED FOR UTILITY
EASEMENTS. IF THE LINE ADJUTS LANDS NOT
SUBDIVIDED UNDER THE PROVISIONS OF
CUSTER COUNTY SUBDIVISION ORDINANCE
#2, THE ENTIRE 20' WIDE EASEMENT WILL BE
TAKEN FROM THE LOT.

CERTIFICATE OF SURVEYOR

I, John D. McBride Registered Land Surveyor No. 5906 in the State of South Dakota, do hereby certify that being
so authorized, I have prepared the within plat of land shown and described hereon from notes taken during an
actual survey made by me or under my direct supervision, and that to the best of my knowledge and belief, the
same is a true and correct representation of said survey.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.
Dated this ____ day of ____, 2025.

John D. McBride SDRLS No. 5906

STATE OF _____, COUNTY OF _____

The Kellyn Adelaide Kirkwood Trust, does hereby certify that it is the owner of the within described lands and that
the within plat was made at its direction for the purposes indicated therein, and that the development of this land
shall conform to all existing zoning, subdivision, and erosion and sediment control regulations.

Dated this ____ day of ____, 2025.

(TRUSTEE)

ACKNOWLEDGMENT OF OWNERSHIP

STATE OF _____, COUNTY OF _____

On this the ____ day of ____, 2025, before me, the undersigned officer, personally appeared
Kellyn Adelaide Kirkwood, Trustee of the Kellyn Adelaide Kirkwood Trust, known to me or satisfactorily proven to
be the person described in the foregoing instrument, and acknowledged that she executed the same in the
capacity therein stated and for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My commission expires _____

STATE OF _____, COUNTY OF _____

The William M. Bendik Trust, does hereby certify that it is the owner of the within described lands and that the
within plat was made at its direction for the purposes indicated therein, and that the development of this land
shall conform to all existing zoning, subdivision, and erosion and sediment control regulations.

Dated this ____ day of ____, 2025.

(TRUSTEE)

ACKNOWLEDGMENT OF OWNERSHIP

STATE OF _____, COUNTY OF _____

On this the ____ day of ____, 2025, before me, the undersigned officer, personally appeared
William M. Bendik, Trustee of the William M. Bendik Trust, known to me or satisfactorily proven to be the person
described in the foregoing instrument, and acknowledged that she executed the same in the capacity therein
stated and for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My commission expires _____

CERTIFICATE OF HIGHWAY AUTHORITY

It appears that every lot has an acceptable approach location onto a public road and the location of the
intersection(s) of the proposed subdivision road(s) with the existing public road(s) is hereby approved.

Highway Authority

OFFICE OF THE REGISTER OF DEEDS

Filed for record this ____ day of ____, 2025, at ____ o'clock ____ M., and recorded in Book ____ of Plats on page ____.

Custer County Register of Deeds

WATER PROTECTION STATEMENT

Pursuant to SDCL 11-3-8.1 and 11-3-8.2, the developer of the property described within this
plat shall be responsible for protecting any waters of the state, including groundwater, located
adjacent to or within such platted area from pollution from sewage from such subdivision and
shall in prosecution of such protections, conform to and follow all regulations of the South
Dakota Department of Agriculture and Natural Resources relating to the same.

CERTIFICATE OF COUNTY DIRECTOR OF EQUALIZATION

I, Director of Equalization of Custer County, do hereby certify that my office has been furnished with a true copy
of the within plat.

Dated this ____ day of ____, 2025.

Director of Equalization of Custer County

CERTIFICATE OF COUNTY TREASURER

I, Custer County Treasurer, do hereby certify that all taxes and special assessments which are liens upon the
within described lands are fully paid according to the records of this office.

Dated this ____ day of ____, 2025.

Custer County Treasurer

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS

Whereas, there has been presented to the County Commissioners of Custer County, South Dakota, the within plat
of the above described lands, and it appearing to this Board that the system of streets conforms to the system of
streets of existing plats and section lines of the county; adequate provision is made for access to adjacent
unplatted lands by public dedication or section line when physically accessible; all provisions of the county
subdivision regulations have been complied with; all taxes and special assessments upon the property have been
fully paid; and the plat and survey have been lawfully executed; now and therefore,
BE IT RESOLVED that said plat is hereby approved in all respects.

Dated this ____ day of ____, 2025.

Chairperson, Custer County Board of Commissioners

CERTIFICATE OF COUNTY AUDITOR

I, Custer County Auditor, do hereby certify that the above instrument is a true and correct copy of the resolution
adopted by the Board of County Commissioners of Custer County, South Dakota, at a meeting held on the ____
day of ____, 2025.

Custer County Auditor

Drawn by RW	Date 10/15/2025	P.O. Box 446 Edgemont, SD 57735 (605)-662-5500 andersenengineers@cwcc.net
Approved by McB	Date 10/15/2025	
Scale 1"=200'	Sheet 1 of 1	File Name: TR67_ELK_MT

CUSTER COUNTY PLANNING COMMISSION

November 4, 2025

STAFF REPORT

Agenda Item No.8

REQUEST: Preliminary Plat of:

TRACT A & TRACT B OF HOMESTEAD ENTRY SURVEY NO. 228, LOCATED IN THE SE ¼ OF SECTION 12 & THE NE ¼ OF SECTION 13, T5S, R4E, AND THE SW ¼ OF SECTION 7 AND NW ¼ OF SECTION 18, ALL OF T5S, R5E, BHM, CUSTER COUNTY, SOUTH DAKOTA.

CURRENT PARCEL ID: 001932

PROPERTY CLASSIFICATION Agricultural

APPLICANTS: Lisa Anderson

DEED HOLDER: Lisa Anderson & Kirk Cattle & Land Company, LLC

GENERAL INFORMATION:

This preliminary plat is proposing a lot split of an aliquot parcel. Tract A will be 26.26 +/- acres and Tract B will be 81.56 +/- acres. Access to both tracts is from a 40' wide private access easement dedicated with this plat across HES #44.

COMPREHENSIVE PLAN: The proposed land use does not conflict with the intent or goals of Custer County's Comprehensive Plan.

ORDINANCE 2 SUBDIVISION AND USE OF LAND the proposed plat ***generally*** meets the standards as set forth in Ordinance 2.

ORDINANCE 6 FLOOD DAMAGE PROTECTION: Firm Panel 46033C0700F and 46033C0425F dated January 6th, 2012 indicates there is no presence of a flood hazard area within the subdivision area represented on this plat.

INTERNAL REVIEW COMMENTS:

SD DOT: "I don't see any impacts to the DOT.
None of these are adjacent the state highway system"
Hwy: "No comments"

BHE: No Response

DOE: No Response

BH COOP: No Response

USFS: No Response

ROD: No Response

Emergency Mgmt: "I see no EM issues with any of the proposed changes."

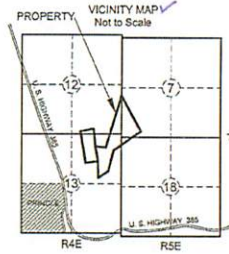
1938

A PLAT OF TRACT A AND TRACT B OF HOMESTEAD ENTRY SURVEY NO. 228, LOCATED IN THE SE1/4 OF SECTION 12 & THE NE1/4 OF SECTION 13, T5S, R4E, AND THE SW1/4 OF SECTION 7 AND NW1/4 OF SECTION 18, ALL OF T5S, R5E, BHM, CUSTER COUNTY, SOUTH DAKOTA

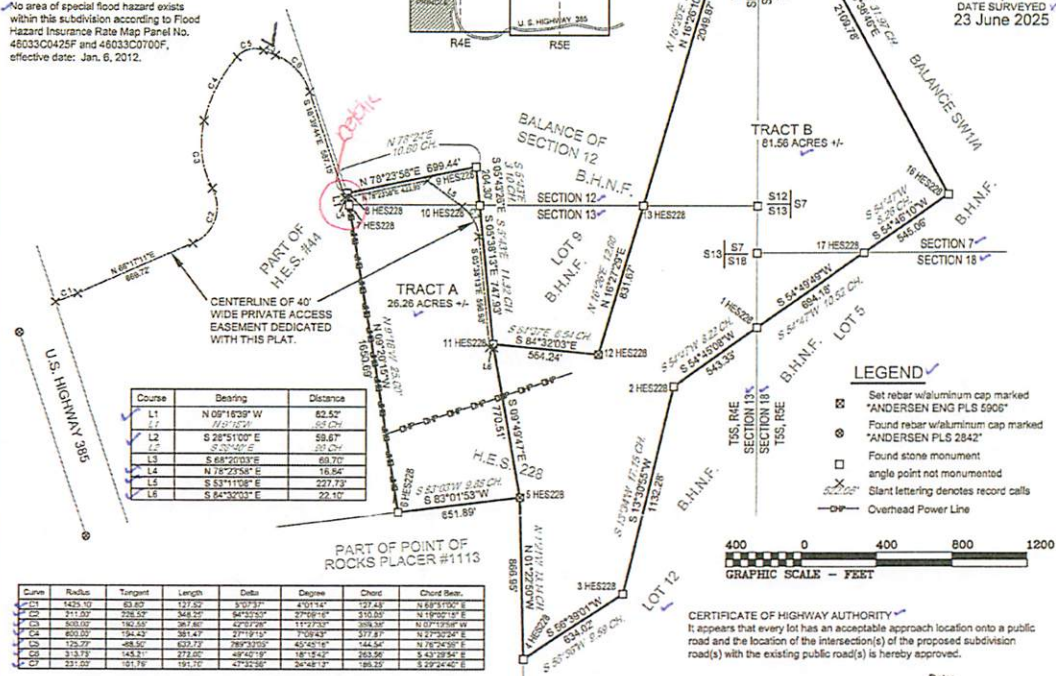
NOTE: 10 FEET EACH SIDE OF REAR AND SIDE LOT LINES ARE RESERVED FOR UTILITY EASEMENTS. IF THE LINE ABUTS LANDS NOT SUBDIVIDED UNDER THE PROVISIONS OF CUSTER COUNTY SUBDIVISION ORDINANCE #2, THE ENTIRE 20' WIDE EASEMENT WILL BE TAKEN FROM THE LOT.

WATER PROTECTION STATEMENT
Pursuant to SDCL 11-3-8.1 and 11-3-8.2, the developer of the property described within this plat shall be responsible for protecting any waters of the state, including groundwater, located adjacent to or within such platted area from pollution from sewage from such subdivision and shall in prosecution of such protections, conform to and follow all regulations of the South Dakota Department of Agriculture and Natural Resources relating to the same.

No area of special flood hazard exists within this subdivision according to Flood Hazard Insurance Rate Map No. 48033C0425P and 48033C0700F, effective date: Jan. 6, 2012.



BASIS OF BEARING - GPS OBSERVATION
taken S 68°49'20" W 1611.67' from Corner 8 of HES 228.
OPUS STATIC SOLUTION NAD83(2011)
LAT: 43°37'16.14403"
LONG: -103°35'36.85009"



CERTIFICATE OF SURVEYOR
I, John D. McBride Registered Land Surveyor No. 5906 in the State of South Dakota, do hereby certify that being so authorized, I have prepared the within plat of land shown and described hereon from notes taken during an actual survey made by me or under my direct supervision, and that to the best of my knowledge and belief, the same is a true and correct representation of said survey.
IN WITNESS WHEREOF, I hereunto set my hand and official seal.
Dated this ____ day of ____, 2025.

John D. McBride SDRLS No. 5906

STATE OF _____, COUNTY OF _____
I, Lisa Anderson, do hereby certify that I am the owner of the within described lands and that the within plat was made at my direction for the purposes indicated therein, and that the development of this land shall conform to all existing zoning, subdivision, and erosion and sediment control regulations.
Dated this ____ day of ____, 2025.

ACKNOWLEDGMENT OF OWNERSHIP
STATE OF _____, COUNTY OF _____
On this ____ day of ____, 2025, before me, a Notary Public, personally appeared Lisa Anderson, known to me to be the person(s) described in the foregoing instrument, and acknowledged to me that they signed the same.
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public My commission expires

STATE OF _____, COUNTY OF _____
Kirk Cattle & Land Company, LLC, does hereby certify that it is the owners of the within described lands and that the within plat was made at its direction for the purposes indicated therein, and that the development of this land shall conform to all existing zoning, subdivision, and erosion and sediment control regulations.
Dated this ____ day of ____, 2025.

ACKNOWLEDGMENT OF OWNERSHIP
STATE OF _____, COUNTY OF _____
On this ____ day of ____, 2025, before me, the undersigned officer, personally appeared _____, who acknowledged himself to be a member of _____, a Limited Liability Company, and that he, as such member being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as member.
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public My commission expires

OFFICE OF THE REGISTER OF DEEDS
Filed for record this ____ day of ____, 2025, at ____ o'clock ____ M., and recorded in Book ____ of Plats on page ____.
Custer County Register of Deeds

CERTIFICATE OF COUNTY DIRECTOR OF EQUALIZATION
I, Director of Equalization of Custer County, do hereby certify that my office has been furnished with a true copy of the within plat.
Dated this ____ day of ____, 2025.

STATE DOT NO. 1938

CERTIFICATE OF COUNTY TREASURER
I, Custer County Treasurer, do hereby certify that all taxes and special assessments which are liens upon the within described lands are fully paid according to the records of this office.
Dated this ____ day of ____, 2025.

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
Whereas, there has been presented to the County Commissioners of Custer County, South Dakota, the within plat of the above described lands, and it appearing to this Board that the system of streets conforms to the system of streets of existing plats and section lines of the county, adequate provision is made for access to adjacent unplatted lands, by public dedication or section line when physically accessible; all provisions of the county subdivision regulations have been complied with; all taxes and special assessments upon the property have been fully paid; and the plat and survey have been lawfully executed; now and therefore,
BE IT RESOLVED that said plat is hereby approved in all respects.
Dated this ____ day of ____, 2025.

CERTIFICATE OF COUNTY AUDITOR
I, Custer County Auditor, do hereby certify that the above instrument is a true and correct copy of the resolution adopted by the Board of County Commissioners of Custer County, South Dakota, at a meeting held on the ____ day of ____, 2025.

Chairperson, Custer County Board of Commissioners
Custer County Auditor

Prepared by
ANDERSEN ENGINEERS
Land Surveyors

Drawn by McB/RV	Date 9/24/2025	P.O. Box 448 Edgemont, SD 57735 (605)-662-5500 andersenengineers@gwtc.net
Approved by McB	Date 9/25/2025	
Scale 1"=400'	Sheet 1 of 1	File Name: HES_228

SDCL 11-2-3. Term of office of appointed commission members—Removal for cause—Ex officio members.

The term of each of the appointed members of the county planning commission shall be for three to five years as the board of county commissioners may provide. However, when the planning commission is first appointed, the lengths of the terms shall be varied so that no more than one-third of the terms shall expire in the same year. Any appointed member of the county planning commission may be removed for cause, after hearing prior to the expiration of the term by a majority vote of the elected members of the board of county commissioners. Administrative officials of the county may be appointed as ex officio members of the commission.

PROPOSED STAGGERED TERM CATEGORIES FOR CUSTER COUNTY PLANNING COMMISSION

GROUP I PLANNING COMMISSIONERS:

Current Term 2023-24-25

Re-appoint for a 3-year term in 2026

- Eric Lewis
- Phillip Abernathy

GROUP II PLANNING COMMISSIONERS:

Current Term 2024-25-26

Re-appoint for 3-year term in 2027

- Roland Bauer
- Juliann Gramkow

GROUP III PLANNING COMMISSIONERS:

Current Term 2025-26-27

Re-appoint for 3-year term in 2028

- Peg Ryan
- Corey Lewis

ALTERNATE PLANNING COMMISSIONER:

Current Term 2025-26-27

Re-appoint for 3-year term in 2028

- Jeremiah Whitcher
- Frank Urrutia

COUNTY COMMISSIONER APPOINTMENT:

Re-appoint at the pleasure of the Commission

- Mark Hartman