

AGENDA
CUSTER COUNTY PLANNING COMMISSION
REGULAR MEETING DECEMBER 2, 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 November 4, 2025 Meeting

B. Conflict of Interest Declaration

C. Public Comment

D. PERMIT, PETITION AND PLAT REVIEW:

AGENDA ITEM #1:

CELL TOWER MODIFICATION:

N ½ N 1/2 SECTION 11, T4S, R1E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: AT&T (Olivia Ochoa)

Current Parcel ID: 015526

AGENDA ITEM #2:

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 & 007073

AGENDA ITEM #3:

2026 PLANNING COMMISSION MEETING SCHEDULE

AGENDA ITEM #4:

2026 PLANNING DEPARTMENT FEE SCHEDULE

E. Discussion Items:

F. Items from Members:

Meeting Adjourned

The next Planning Commission meeting will be held at 4:00 P.M. on Tuesday January 6, 2026 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 November 4th, 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, Patricia Conway, Teri Morgan, Ray McLaughlin

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

Pledge Of Allegiance

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

Motion by C. Lewis, seconded by Gramkow, to approve the minutes of the Regular Meeting of October 7th, 2025, as presented. Unanimous vote of approval.

Conflict of Interest Declaration: None

Public Comment: None

Permit Petition and Plat Review:

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.

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

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

Motion by Ryan, seconded by C. Lewis to recommend approval of this cell tower modification 2 to the Custer County Commission without conditions. Unanimous vote of approval.

CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday November 4th, 2025

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

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

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

Motion by E. Lewis, seconded by Gramkow to recommend approval of this vacation of right-of-way to the Custer County Commission without conditions. Ryan, Hartman, E. Lewis, Gramkow, Abernathy **AYE**; C. Lewis **NAY**. Motion Passed

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

Motion by Ryan, seconded by Hartman, to recommend approval of this plat with the condition of owner getting a road bond or build Medicine Root Rd. to county spec before approval to the Custer County Commission. Unanimous vote of approval.

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').

- Owner would like to put an addition on to existing cabins which would make them 3' from adjacent property. Discussion was had and 3' is too close. He needs to move the cabins then proceed with the additions.

Motion by C. Lewis, seconded by E. Lewis to deny this variance. Unanimous vote to deny.

CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday November 4th, 2025

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

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

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.

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

Discussion:

- 2 Member Terms are up and the planning office is excepting applications for 2 planning commission members

Items from Members: None

Adjourn.

Motion by Hartman, and seconded by Abernathy, to adjourn the meeting at 4:31 p.m.

Terri Kester
Planning Director

Attest
Laura Rosane

CUSTER COUNTY PLANNING COMMISSION
December 2, 2025

STAFF REPORT

Agenda Item No.1

REQUEST: Cell Tower Modification

CURRENT PARCEL ID: 015526

PROPERTY CLASSIFICATION Agricultural

APPLICANTS: AT&T (Olivia Ochoa)

DEED HOLDER: Earl & Stacey Sallee

GENERAL INFORMATION:

AT&T has submitted an application to modify an existing wireless tower. Upgrade and replacement of Antennas and Radios on an existing site.

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.

CUSTER COUNTY PLANNING COMMISSION

December 2, 2025

STAFF REPORT

Agenda Item No.2

REQUEST: Preliminary Plat of:

STREETER RANCH TRACT NORTH AND STREETER RANCH TRACT SOUTH,
LOCATED IN SECTIONS 2 AND 11, T6S, R6E, BHM, CUSTER COUNTY, SOUTH
DAKOTA

CURRENT PARCEL ID: 007047 & 007073

PROPERTY CLASSIFICATION Agricultural

APPLICANTS: Streeter Family, LP

DEED HOLDER: Streeter Family, LP

GENERAL INFORMATION:

This preliminary plat is proposing a lot split off an aliquot parcel. Streeter Ranch Tract North 415.07 +/- acres. Streeter Ranch Tract South 852.46 +/- . Access to Tract North and Tract South is from Red Valley Rd, which is a 66' wide public R.O.W.

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 46033C0750F and 46033C0725F dated January 6th, 2012 indicates there is a presence of a flood hazard area within the subdivision area represented on this plat.

INTERNAL REVIEW COMMENTS:

SD DOT: "It does not appear that any of these will affect DOT."

HWY: "none"

Emergency Mgmt: "no comments"

ROD: "Private access rd needs more details
What is Red Valley Rd?"

BHE: No Response

DOE: No Response

BH COOP: No Response

USFS: No Response

CUSTER COUNTY PLANNING DEPARTMENT FEE AND PERMIT RATES

EFFECTIVE 06/25/2025

BUILDING/RELOCATION PERMITS (BASED ON AREA)

Permit Cost Calculation: (total sq. feet x rate) + \$100.

BUILDING/RELOCATION TYPE	RATE	COMMENTS
Building/Relocation Permit Application Flat Fee	\$100.00	No permit required for non-living/no water, no sewer structures 160 sq. ft. or smaller, fill out <u>NO PERMIT FORM</u>
Structures with NON -living conditions	\$0.05	
Structures with living conditions	\$0.10	Rate includes finished and unfinished area of additions, apartments, basements, cabins, other dwelling areas or structures, and manufactured or mobile homes.
Commercial/Industrial	\$0.10	Appurtenant structures
Late Application Fee-Building permit	\$500.00	0-5 years per year per structure
Not obtained prior to building/relocating structures	\$1,000	6-10 years per year per structure
Will have a penalty of:		

PERMITS AND APPLICATIONS

PERMIT/FEE TYPE	RATE	COMMENTS
Approach Permit	\$250.00	
Approach Permit Late Fee	\$500.00	When construction starts without permit
Approach Failed Inspection/Re inspection	\$125.00	
Proof of Certification, Liability Ins. & Excise Tax	\$50.00	
Wastewater Disposal Permit	\$500.00	
Septic Component Fee	\$300.00	Replacement or fixing
Failed Inspection Fee/Re inspection	\$250.00	
Late Fee or Non-Compliant	\$2,000.00	Installation without permit or Not SD State Certified
<u>Subdivision Review Fee</u>		
Sketch Plan Review	\$100.00	Fee may be applied to Preliminary Plat Charge
Preliminary AND		
Final Plat (subdividing)	\$450.00	Plus \$60.00 Filing fee for ROD
Lot Consolidation/Lot Line Adjustment	\$250.00	Plus \$60.00 Filing Fee for ROD
Variance	\$250.00	Plus \$30.00 Filing Fee for ROD
Section Line Vacation or Vacation of Public Rd	\$300.00	Plus \$30.00 Filing Fee for ROD
Section Line Improvement	\$300.00	Plus \$30.00 Filing Fee for ROD
Vacation of Plat	\$250.00	Plus \$30.00 Filing Fee for ROD
Floodplain Development Permit	\$100.00	
Wireless Communication Tower	\$5,000.00	
Modification	\$2,500.00	
Custer County Comprehensive Plan	\$46.00	Includes tax
Demo	N/C	Information permits
Non – Profit	N/C	

Commission reviewed & approved 06/25/2025

2026 Planning Commission Meetings:

January 6th @ 4:00PM

February 3rd @ 4:00PM

March 3rd @ 4:00PM

April 7th @ 4:00PM

May 5th @ 4:00PM

June 9th @ 4:00PM

July 7th @ 4:00PM

August 4th @ 4:00PM

September 1st @ 4:00PM

October 6th @ 4:00PM

November 10th 4:00PM

December 1st @ 4:00PM