

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 to the Custer County Commission without conditions. Unanimous vote of approval.

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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.

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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