

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 $\frac{1}{2}$ 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

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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.

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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

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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