

**AGENDA**

**CUSTER COUNTY PLANNING COMMISSION**

**REGULAR MEETING JANUARY 6, 2026**

**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 December 2, 2025 Meeting

**B. Conflict of Interest Declaration**

**C. Public Comment**

**D. PERMIT, PETITION AND PLAT REVIEW:**

**AGENDA ITEM #1:**

CELL TOWER MODIFICATION:

ALL SEC 26, T3S, R6E, BHM, CUSTER COUNTY, SOUTH DAKOTA

**Applicants:** AT&T (Olivia Ochoa)

**Current Parcel ID:** 000755

**AGENDA ITEM #2:**

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

*In no case shall a lot be less than one (1) acre in size*

**Applicants:** Macpar, LLC

**Current Parcel ID:** 005749

**AGENDA ITEM #3:**

PRELIM/FINAL PLAT OF: RANDALL TRACT AND PIGGOTT TRACT, A PORTION OF H.E.S. NO. 257, LOCATED IN THE E1/2 SE 1/4 OF SECTION 28, T4S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

**Applicants:** Pill & Lee Ann Randall

**Current Parcel ID:** 006092

**AGENDA ITEM #4:**

PRELIM/FINAL PLAT OF: JOHNSON TRACT OF PINE BUTTE SUBDIVISION, LOCATED IN THE SW 1/4 SE 1/4 OF SECTION 7, T6S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

**Applicants:** Keith & Glenna Johnson

**Current Parcel ID:** 006657 & 006658

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

The next Planning Commission meeting will be held at 4:00 P.M. on Tuesday February 3, 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 December 2<sup>nd</sup>, 2025

Planning Commission members present:

Eric Lewis, Peg Ryan, Frank Urrutia, Mark Hartman

Planning Department Staff Present: Terri Kester, Laura Rosane

Guests Present: Mike Busskohl-Commissioner, Patricia Conway

Acting Chair, Eric Lewis, 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 Ryan, to approve the agenda. Unanimous vote of approval.

Motion by Ryan, seconded by Urrutia, to approve the minutes of the Regular Meeting of November 4th, 2025, as presented. Unanimous vote of approval.

**Conflict of Interest Declaration:** None

**Public Comment:** None

### **Permit Petition and Plat Review:**

#### 1. CELL TOWER MODIFICATION:

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

Motion by Ryan, seconded by Hartman to recommend approval of this Cell Tower Modification to the Custer County Commission without conditions. Unanimous vote of approval.

#### 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

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

## **CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES**

**Tuesday December 2<sup>nd</sup>, 2025**

### **3. 2026 PLANNING COMMISSION MEETING SCHEDULE**

Motion by Urrutia, seconded by Ryan to recommend approval of the 2026 planning commission meeting schedule to the Custer County Commission without conditions. Unanimous vote of approval.

### **4. 2026 PLANNING DEPARTMENT FEE SCHEDULE**

Motion by Hartman, seconded by Ryan, to recommend approval of the 2026 planning department fee schedule to the Custer County Commission without conditions. Unanimous vote of approval.

#### **Discussion:**

- 5 applications were handed in for the 2 open positions for planning commission members. They will be brought before the Commissioners at the December 10<sup>th</sup> meeting.

**Items from Members:** None

#### **Adjourn.**

Motion by Hartman, and seconded by Ryan, to adjourn the meeting at 4:11 p.m.

Terri Kester  
Planning Director

Attest  
Laura Rosane

**CUSTER COUNTY PLANNING COMMISSION**  
**January 6, 2026**

**STAFF REPORT**

**Agenda Item No.1**

**REQUEST: Cell Tower Modification**

**CURRENT PARCEL ID:** 000755

**PROPERTY CLASSIFICATION** Exempt

**APPLICANTS:** AT&T (Olivia Ochoa)

**DEED HOLDER:** SD Dept of Game, Fish and Parks

**GENERAL INFORMATION:**

AT&T has submitted an application to modify an existing wireless tower. Removing and updating antennas.

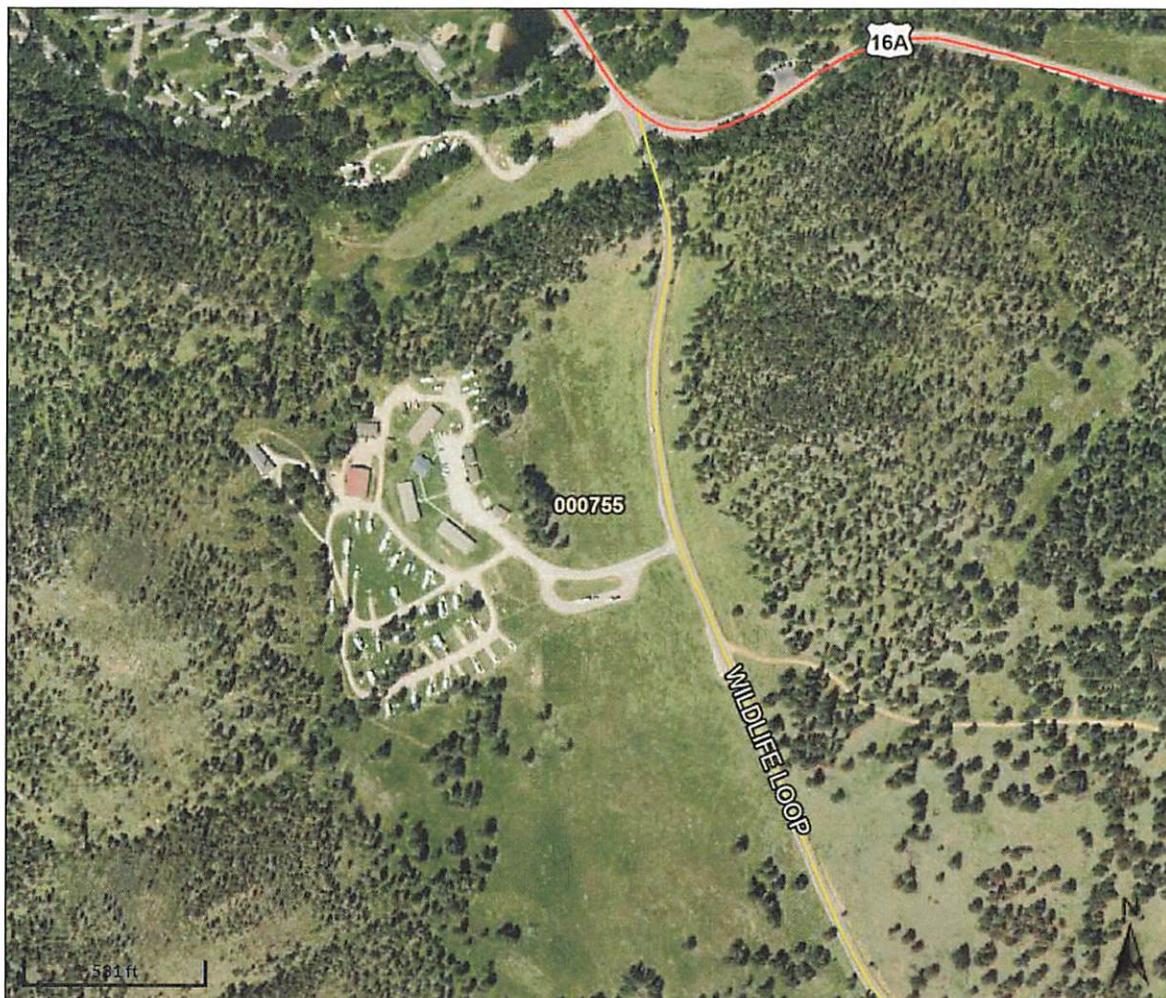
**ORDINANCE 2 SUBDIVISION AND USE OF LAND:** The proposed plat ***generally*** meets the standards as set forth in Ordinance 15.

**PLANNING DEPARTMENT COMMENTS:**

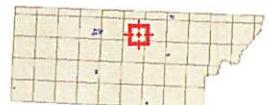
The applicant has submitted all necessary documentation required by Ordinance #15.



Custer County, SD



Overview



Legend

- Corporate Limits
- Highways
- SD Hwy
- US Hwy
- Roads
- Lots
- Parcels

Parcel ID	000755	Alternate ID	n/a	Owner Address	SD DEPT OF GAME, FISH & PARKS
Sec/Twp/Rng	026/0003/006	Class	Exempt		523 E CAPITOL AVE
Property Address	13596 CAMP B WILDLIFE LOOP CUSTER	Acreage	640.0		PIERRE, SD 57501--000
District	16.1-1-0-0-0				
Brief Tax Description	ALL SEC 26 T3 R6 640 AC 0030602600000000				

(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: 12/29/2025

Last Data Uploaded: 12/29/2025 1:02:07 AM

Developed by SCHNEIDER  
GEOGRAPHICAL

**CUSTER COUNTY PLANNING COMMISSION**  
**January 6, 2026**

**STAFF REPORT**

**Agenda Item No.2**

**REQUEST: Variance**

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

*In no case shall a lot be less than one (1) acre in size*

**CURRENT PARCEL ID:** 005749

**PROPERTY CLASSIFICATION** Commercial

**APPLICANTS:** Macpar, LLC

**DEED HOLDER:** Macpar, LLC

**GENERAL INFORMATION:**

Applicant is requesting a variance from Ordinance #2 one acre minimum requirement. Applicant would like to split off a proposed utility lot with the existing well & pumphouse. Access is from Crosswind Rd, which is a 66' wide dedicated public ROW & a 20' wide private access easement dedicated with this plat.

**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:** There's an existing deep well and the owner wants to keep control of it if he ever sells the rest of the property.

**INTERNAL REVIEW COMMENTS:**

**SD DOT:** "It doesn't look like any of these are adjacent to the highway. I do not have any comments"

**ROD:** "What is the reason for the split?"

**Emergency Mgmt:** "What is the actual purpose for the request?"

**DOE:** No Response

**BH COOP:** No Response

**USFS:** No Response

**BHE:** No Response

**City:** "No comments"

**Hwy:** "No comments"

Prepared by: Shanon Vasknetz

Name: Baseline Surveying, Inc.

Number, Street: [REDACTED]

City, State, Zip: [REDACTED]

Phone: [REDACTED]

### 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, MACPAR, LLC 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: Tract H of Custer Development Corp. Subdivision

ACREAGE: 2.0 Acres

REASON FOR VARIANCE REQUESTED: To plat off existing Well & pump House, proposed Lot will be called UTILITY LOT H of Custer Dev. Corp. Subd. Lot Contains 0.448 Acres. Ordinance minimum requirement for lot size is 1.0 AC.

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*.

Landowner(s) signature



12/8/2025  
Date

FEE PAID: \$ 050.00

STAFF INITIALS R



**CUSTER COUNTY PLANNING COMMISSION**  
**January 6, 2026**

**STAFF REPORT**

**Agenda Item No.3**

**REQUEST: Preliminary Plat of:**

RANDALL TRACT AND PIGGOTT TRACT, A PORTION OF H.E.S. NO. 257,  
LOCATED IN THE E1/2 SE ¼ OF SECTION 28, T4S, R4E, BHM, CUSTER COUNTY,  
SOUTH DAKOTA

**CURRENT PARCEL ID:006092**

**PROPERTY CLASSIFICATION** Residential

**APPLICANTS:** Phill & Lee Ann Randall

**DEED HOLDER:** Phill & Lee Ann Randall

**GENERAL INFORMATION:**

This preliminary plat is proposing a lot split. Lot 1 will become Randall Tract 3.25 +/- acres. Piggott Tract 1.22 +/- acres. Access to both tracts is from Carroll Creek Rd, which is a 66' wide dedicated 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 46033C0400F dated January 6<sup>th</sup>, 2012 indicates there is no presence of a flood hazard area within the subdivision area represented on this plat.

**INTERNAL REVIEW COMMENTS:**

**SD DOT:** "It doesn't look like any of these are adjacent to the highway. I do not have any comments"

**ROD:** "Driveway crosses over P#6093. We need to see an easement, or we need to show access & signature from owner of P#6093 on this plat."

**Emergency Mgmt:** "No issues for EM"

**DOE:** No Response

**BH COOP:** No Response

**USFS:** No Response

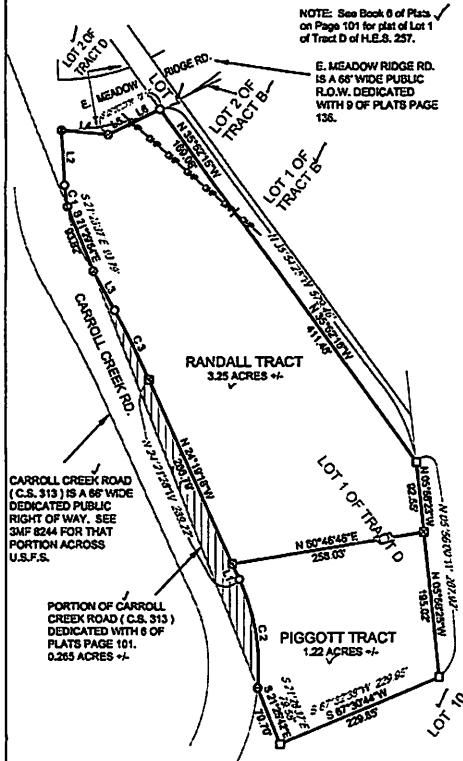
**BHE:** No Response

**City:** "No comments"

**Hwy:** "No comments"

6092

**A PLAT OF**  
**RANDALL TRACT AND PIGGOTT TRACT, A PORTION OF**  
**H.E.S. NO. 257, LOCATED IN THE E1/2 SE1/4 OF SECTION**  
**28, T4S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA**  
**FORMERLY LOT 1 OF TRACT D IN HOMESTEAD ENTRY SURVEY NO. 257✓**



NOTE: See Book 6 of Plats on Page 101 for plat of Lot 1 of Tract D of H.E.S. 257.

PASS OF BEARING - GPS OBSERVATION ✓  
 taken N 80°46'55"E 102.35' from the SE corner of Piggott Tract.  
 CPUS STATIC SOLUTION NAD83(2011)  
 LAT: 43°40'7.14479"  
 LONG: -103°38'57.7312"

DATE SURVEYED  
 18 Nov. 2025



**LEGEND ✓**

- Set rebar w/ aluminum cap marked "ANDERSEN ENG PLS 5805"
- Found rebar w/ aluminum cap marked "FRANCIS-MEADOR 1019"
- Found stone monument
- Found rebar
- × angle point not monumented
- ✓ Stent lettering denotes record calls
- Overhead Power Line

100 0 100 200 300  
 GRAPHIC SCALE - FEET

Curve	Bearing	Distance
L1	S 24°19'18" E	22.50'
L2	S 03°50'05" E	72.65'
L3	S 3°37'11" E	72.70'
L3	N 28°51'57" W	59.74'
L3	N 28°51'50" W	59.65'
L4	N 84°47'05" W	62.18'
L4	N 84°47'41" W	61.75'
L5	S 64°01'58" W	38.05'
L6	S 64°01'58" W	40.88'

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	236.65'	14.53'	29.03'	7°01'25"	24°11'27"	29.01'	S 07°05'35" E
C1	236.65'	14.53'	29.03'	7°00'11"	24°11'27"	29.01'	S 07°05'35" E
C2	287.15'	76.50'	148.52'	29°50'02"	19°37'12"	147.84'	S 09°26'10" E
C2	287.15'	76.50'	148.52'	29°53'05"	19°37'12"	147.84'	S 09°26'10" E
C3	1373.12'	51.24'	102.44'	4°15'26"	4°15'22"	102.42'	S 28°27'32" E
C3	1373.12'	51.24'	102.44'	4°15'26"	4°15'22"	102.42'	S 28°27'32" E

**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 herein 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 have 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. 46033C040F, effective date: Jan. 6, 2012.

**WATER PROTECTION STATEMENT**

Pursuant to SDC 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 plat and their pollution from such subdivision and shall in promotion of such protection, 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, Phil Randall and Lee Ann Randall, 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.

Phil Randall

Custer County Treasurer

Lee Ann Randall

**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 undeveloped lands by the developer or developer's agent; and that all possible subdivisions and subdivisions not otherwise herein provided for have been considered 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.

Notary Public  
 My commission expires \_\_\_\_\_

Chairperson, Custer County Board of Commissioners

**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 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 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: \_\_\_\_\_

**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

*A* **Prepared by**  
**ANDERSEN ENGINEERS**  
**Land Surveyors**

Drawn by McBR	Date 11/24/2025	P.O. Box 448 Edgemont, SD 57735 (605) 662-6200 andersenengineering@cwts.net
Approved by McB	Date 11/26/2025	Scale 1"=100'
		Sheet 1 of 1
		File Name: L1_TR_D_HES_257

**CUSTER COUNTY PLANNING COMMISSION**  
**January 6, 2026**

**STAFF REPORT**

**Agenda Item No.4**

**REQUEST: Preliminary Plat of:**

JOHNSON TRACT OF PINE BUTTE SUBDIVISION, LOCATED IN THE SW ¼ SE ¼ OF SECTION 7, T6S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

**CURRENT PARCEL ID:**006657 & 006658

**PROPERTY CLASSIFICATION** Residential

**APPLICANTS:** Keith & Glenna Johnson

**DEED HOLDER:** Keith & Glenna Hohnson Trust Dated April 23, 2013

**GENERAL INFORMATION:**

This preliminary plat is proposing a lot line consolidation. Tracts 63 & 64 will become Johnson Tract 14. 14 +/- acres. Access is from Buffalo Butte Dr which is a 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 46033C0675F dated January 6<sup>th</sup>, 2012 indicates there is no presence of a flood hazard area within the subdivision area represented on this plat.

**PLANNING DEPARTMENT COMMENTS:** A gap exists between the 1/16 line and the north line of tracts 63 & 64. This gap is intentionally included into Johnson tract with this plat. Glenna Johnson has been in discussions with Southern Hills Title, and they plan to file an affidavit of possession for the strip of land was added.

**INTERNAL REVIEW COMMENTS:**

**SD DOT:** "It doesn't look like any of these are adjacent to the highway. I do not have any comments" **DOE:** No Response

**ROD:** "looks good"

**BH COOP:** No Response

**Emergency Mgmt:** "No issues for EM"

**BHE:** No Response

**Hwy:** "No comments"

**USFS:** No Response

**City:** "No comments"

