

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 ¼ 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 ¼ SE ¼ 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 2nd, 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 2nd, 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 10th 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.



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	Acreage	640.0		PIERRE, SD 57501--000
	CUSTER				
District	16.1-1-1-0-0-0				
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**
GEOSPATIAL

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?"

City: "No comments"

Hwy: "No comments"

DOE: No Response

BH COOP: No Response

USFS: No Response

BHE: No Response

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.

[Signature]
Landowner(s) signature

12/8/2025
Date

FEE PAID: \$ 250.00 STAFF INITIALS TR

#5749

Page 1 of 1

COUNTY TREASURER'S CERTIFICATE

I, Treasurer of Custer County, South Dakota, 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 ____, 20__.

Custer County Treasurer

CERTIFICATE OF EQUALIZATION

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

Dated this ____ Day of ____, 20__.

Custer County
Director of Equalization

RESOLUTION OF GOVERNING BOARD

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 unimproved lands by public dedication or easement 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 recorded; now and therefore,

BE IT RESOLVED that said plat is hereby approved in all respects

Dated this ____ Day of ____, 20__.

Chairperson, Custer County Board of Commissioners

COUNTY AUDITOR'S CERTIFICATE

STATE OF SOUTH DAKOTA }
COUNTY OF MEADE }

I, Auditor of Custer County, 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

Dated this ____ Day of ____, 20__.

Auditor of Custer County

CERTIFICATE OF STREET/ROAD 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.

Dated this ____ Day of ____, 20__.

Highway or Street Authority

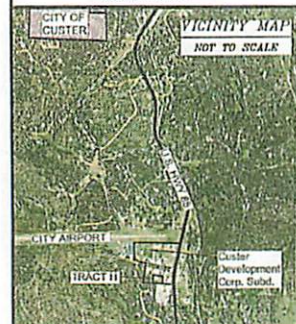
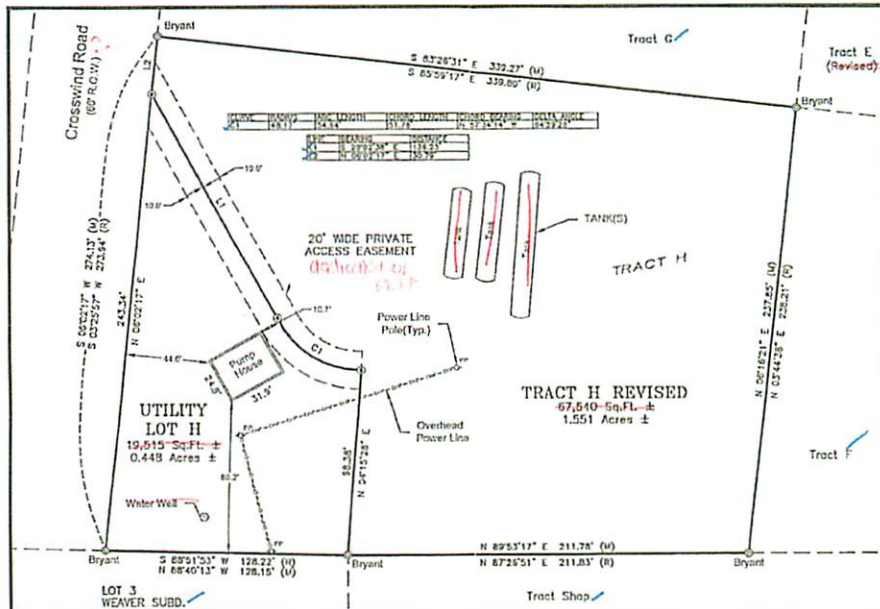
OFFICE OF REGISTER OF DEEDS

Filed for record this ____ day of ____, 20__.

at ____ o'clock ____ M., and recorded in Book of Plats ____ Page ____.

Custer County Register of Deeds

PRELIMINARY Plat of Tract H Revised and Utility Lot H of Custer Development Corp. Subdivision. Formerly Lot H. Located in the E1/2 SW1/4 Section 2, Township 4 North, Range 4 East, Black Hills Meridian, Custer County, South Dakota.



SURVEYOR'S NOTES

- 1) Basis of Bearings using Geodetic North Determined from Global Positioning System (GPS).
- 2) Flood Insurance Rate Map Panel 4600180425F, with an effective date of 01/01/2012, indicates the presence of a Moderate Flood Hazard, Zone X, within the subdivision area represented on this plat.
- 3) Documents of Record Plat Book: 10 Page 60.
- 4) Utility Lot H is unsuitable for residential or commercial office building can be built on Utility Lot H. The existing pump house can be maintained, remodeled or rebuilt.

WATER PROTECTION STATEMENT

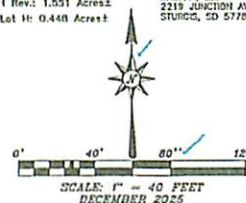
Pursuant to SDCL §§ 11-3-3.1 and 11-3-3.2, the developer of the property described within this plat shall be responsible for protecting any waters of the state, including groundwater, located adjacent to or within such platified area from pollution from sewage from such subdivision and shall in prosecution of such protections conform to and follow all regulations of the South Dakota Department of Environment and Natural Resources relating to the same.

PLATTED ACRESAGES

Tract H Rev.: 1.551 Acres ±
Utility Lot H: 0.448 Acres ±

OWNERS:

MACPAR, LLC
2215 JUNCTION AVE.,
STURGIS, SD 57785



- LEGEND
- ⑧ Found or Set 5/8" Rebar with Cap Marked "VASKRIZ RLS7719".
 - ⑨ Found Survey Monument as Noted.

SURVEYOR'S CERTIFICATE

I, Sharon E. Vaskatz, 2305 Junction Ave., being a Registered Land Surveyor in the State of South Dakota, do hereby state that at the request of the Owner listed herein, I have surveyed and plotted the property shown and described herein. I have marked upon the ground the boundaries in the manner shown, and that the plot is correct to the best of my knowledge, information and belief.

IN WITNESS WHEREOF
I hereunto set my hand and seal

Dated this ____ Day of ____, 20__.

Sharon E. Vaskatz
Registered Land Surveyor No. 7719

OWNER'S CERTIFICATE

We, MACPAR LLC, do hereby certify that we are the Owners of the land shown and described herein and that we did authorize and do join in and approve the survey and plot. We further certify that the development of this land shall conform to all existing applicable zoning, subdivision and erosion and sediment control regulations. Dedicated right-of-way as shown herein is dedicated to public use.

IN WITNESS WHEREOF
We hereunto set our hands

Dated this ____ Day of ____, 20__.

MACPAR LLC, Contract Owner
Representative of MACPAR LLC, Graham McPherson

ACKNOWLEDGEMENT OF OWNERS

STATE OF SOUTH DAKOTA }

COUNTY OF _____ }

Dated this ____ day of ____, 20__, before me, the undersigned officer, personally appeared Graham McPherson, known to me to be the person who executed the foregoing Owner's Certificate and acknowledged in me that they executed the same for purposes therein contained.

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

Notary Public

My commission expires: _____

PREPARED BY: BASELINE SURVEYING, INC.,
2305 JUNCTION AVENUE, STURGIS, S.D. 57785
EMAIL: baseline@sturgissurveying.com
PHONE: 605 490-1401
JOB NO. 25-034

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 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: "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

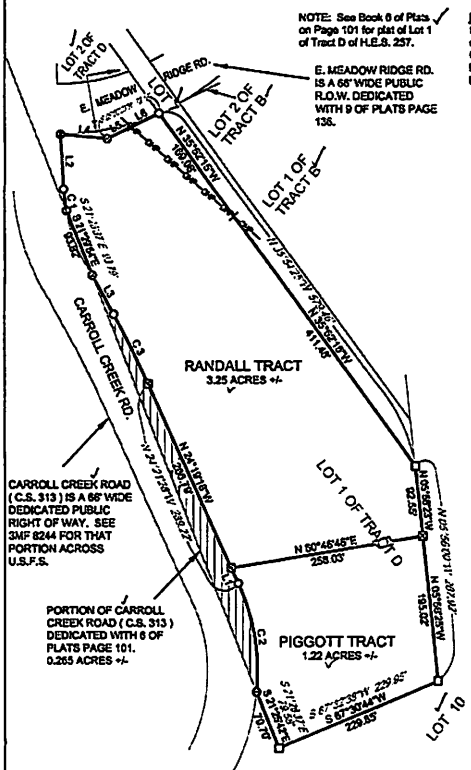
BHE: No Response

City: "No comments"

Hwy: "No comments"

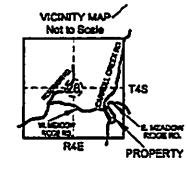
6098

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**



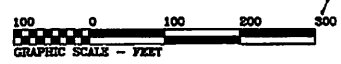
NOTE: See Book 6 of Plats on Page 101 for plat of Lot 1 of Tract D of H.E.S. 257.

BASIS OF BEARING - GPS OBSERVATION
taken N 60°00'16\"/>



LEGEND

- Set rebar with aluminum cap marked "ANDERSEN ENG PLS 5908"
- Found rebar with aluminum cap marked "FRANCIS-MEADOR 1019"
- Found stone monument
- Found rebar
- Single point not monumented
- Slant lettering denotes record calls
- Overhead Power Line



Course	Bearing	Distance
L1	S 24°19'18" E	22.50
L2	S 03°09'00" E	72.68
L3	S 33°41' E	72.70
L3	N 28°51'37" W	59.74
L4	N 28°31'26" W	59.83
L4	N 84°47'05" W	62.18
L4	N 61°39'41" W	61.73
L5	S 84°01'58" W	38.08
L6	S 84°01'38" W	40.85

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	236.65'	14.53'	25.03'	7°01'23\"/>	24°11'27\"/>	28.01'	S 07°06'25\"/>
C2	287.15'	76.50'	148.52'	29°50'02\"/>	19°57'12\"/>	147.84'	S 09°28'10\"/>
C3	1373.12'	51.34'	102.44'	4°18'28\"/>	4°10'22\"/>	102.42'	S 28°27'32\"/>

CERTIFICATE OF SURVEYOR
I, John D. McBride Registered Land Surveyor No. 5908 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. 5908

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.

No area of special flood hazard exists within this subdivision according to Flood Hazard Insurance Rate Map Panel No. 4603SCD400F, 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, 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

Lee Ann Randall

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

ACKNOWLEDGMENT OF OWNERSHIP
STATE OF _____ COUNTY OF _____
On this ____ day of ____, 2025, before me, a Notary Public, personally appeared Phil Randall and Lee Ann Randall, 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 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.

Date: ____

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

Prepared by
ANDERSEN ENGINEERS
Land Surveyors

Drawn by McBRYN	Date 11/24/2025	P.O. Box 448 Edgemont, SD 57735 (605) 683-0200 andersenengineers@comcast.net
Approved by McB	Date 11/28/2025	
Scale 1"=100'	Sheet 1 of 1	File Name: L1_TR_D_HEB_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 6th, 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"

City: "No comments"

USFS: No Response

6657
6658

