

AGENDA

CUSTER COUNTY PLANNING COMMISSION

REGULAR MEETING FEBRUARY 3, 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 January 6, 2026 Meeting

B. Conflict of Interest Declaration

C. Public Comment

D. PERMIT, PETITION AND PLAT REVIEW:

AGENDA ITEM #1:

PRELIM/FINAL PLAT OF: HALLAWASA TRACT REVISED AND POWERS TRACT REVISED, LOCATED IN THE SW ¼ SW ¼ OF SECTION 20, T6S, R5E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: Hallawasa Bible Camp of the Black Hills, Inc

Current Parcel ID: 015299 & 006916

AGENDA ITEM #2:

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').

Applicants: Lucas Kretschmar

Current Parcel ID: 004349

AGENDA ITEM #3:

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 #4:

CELL TOWER MODIFICATION:

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

Applicants: Verizon Wireless (Jackie Miller)

Current Parcel ID: 000755

E. Discussion Items:

- Multi-residential parcels (number of dwellings on a parcel)

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

The next Planning Commission meeting will be held at 4:00 P.M. on Tuesday March 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 January 6th, 2026

Planning Commission members present:

Eric Lewis, Peg Ryan, Juliann Gramkow, Phillip Abernathy, Roland Bauer, Corey Lewis, Jeremiah Whitcher, Frank Urrutia, Mark Hartman

Planning Department Staff Present: Terri Kester, Laura Rosane

Guests Present: Mike Busskohl-Commissioner, Patricia Conway, LeeAnn Randall, Gerald Callis

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 Abernathy, seconded by E. Lewis, to approve the agenda. Unanimous vote of approval.

Motion by Ryan, seconded by Hartman, to approve the minutes of the Regular Meeting of December 2nd, 2025, as presented. Unanimous vote of approval.

Conflict of Interest Declaration: None

Public Comment: None

Permit Petition and Plat Review:

1. CELL TOWER MODIFICATION:

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

Motion by Hartman, seconded by Ryan to recommend approval of this Cell Tower Modification to the Custer County Commission contingent on the structural analysis to be provided. Unanimous vote of approval.

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

Motion by C. Lewis, seconded by Gramkow to table this variance until legal has looked at it and applicant to be present at next meeting. Unanimous vote to table.

CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday January 6th, 2026

- 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**

Motion by Ryan, seconded by C. Lewis to recommend approval of this plat to the Custer County Commission contingent, that the surveyor adds the detail of the access point on the plat . Unanimous vote of approval.

- 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**

Motion by Ryan, seconded by Gramkow, to recommend approval of this plat to the Custer County Commission contingent on a filed affidavit for the gap on the north property line. Unanimous vote of approval.

Discussion: None

Items from Members: None

Adjourn.

Motion by Hartman, and seconded by E. Lewis, to adjourn the meeting at 4:15 p.m.

Terri Kester
Planning Director

Attest
Laura Rosane

CUSTER COUNTY PLANNING COMMISSION
February 3, 2026

STAFF REPORT

Agenda Item No.1

REQUEST: Preliminary Plat of:

HALLAWASA TRACT REVISED AND POWERS TRACT REVISED, LOCATED IN THE SW ¼ SW ¼ OF SECTION 20, T6S, R5E, BHM, CUSTER COUNTY, SOUTH DAKOTA

CURRENT PARCEL ID:015299 & 006916

PROPERTY CLASSIFICATION Residential

APPLICANTS: Hallawasa Bible Camp of the Black Hills, Inc

DEED HOLDER: Hallawasa Bible Camp of the Black Hills, Inc & Brian & Ann Powers

GENERAL INFORMATION:

This preliminary plat is proposing a lot line adjustment. Hallawasa Tract Revised 10.50 +/- acres and Powers Tract Revised 25.92 +/- acres. Access is to Hallawasa Tract Revised is a 40' wide private access across Powers Tract Revised. Access to Powers Tract Revised is from Argyle road which is a 66' wide public ROW.

The 40' wide private access on Hallawasa Tract Revised is vacated 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 ***generally*** meets the standards as set forth in Ordinance 2.

ORDINANCE 6 FLOOD DAMAGE PROTECTION: Firm Panel 46033C0700F 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: "This will not affect DOT."

Hwy: "No comments:"

ROD: "looks good"

City: "No comments"

Emergency Mgmt: No Response
DOE: No Response
BH COOP: No Response
USFS: No Response
BHE: No Response

CUSTER COUNTY PLANNING COMMISSION
February 3, 2026

STAFF REPORT

Agenda Item No.2

REQUEST: 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').

CURRENT PARCEL ID: 004349

PROPERTY CLASSIFICATION Residential

APPLICANTS: Lucas Kretschmar

DEED HOLDER: Lucas Kretschmar

GENERAL INFORMATION:

Applicant is requesting a variance from Ordinance #2 setback requirements from property line. He is requesting a 10' setback due to a practical hardship, as most of the property is within the flood plain and no other feasible building area exists on the property. Applicants are replacing an existing structure and increasing the size.

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.

INTERNAL REVIEW COMMENTS:

SD DOT: "DOT does not have any comments"

ROD: "Could the square footage be added to the length instead of the width to meet the current setback requirements. Like what they did with the house"

Emergency Mgmt: "Because of the reasoning behind this I would probably say ok, it has no other adverse effects."

City: "No comments"

Hwy: "No comments"

DOE: No Response

BH COOP: No Response

USFS: No Response

BHE: No Response

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, Lucas Kretschmar 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: _____

ACREAGE: 2

REASON FOR VARIANCE REQUESTED: I respectfully request Approval of a Setback Variance to replace an existing structure on my property. I am requesting Approval of A 10 foot setback due to a practical hardship, as most of the Parcel Lines Are within the Flood Plain; no other feasible building area exists. The proposed structure will remain in the same functional footprint with only a minor increase in size.

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*.

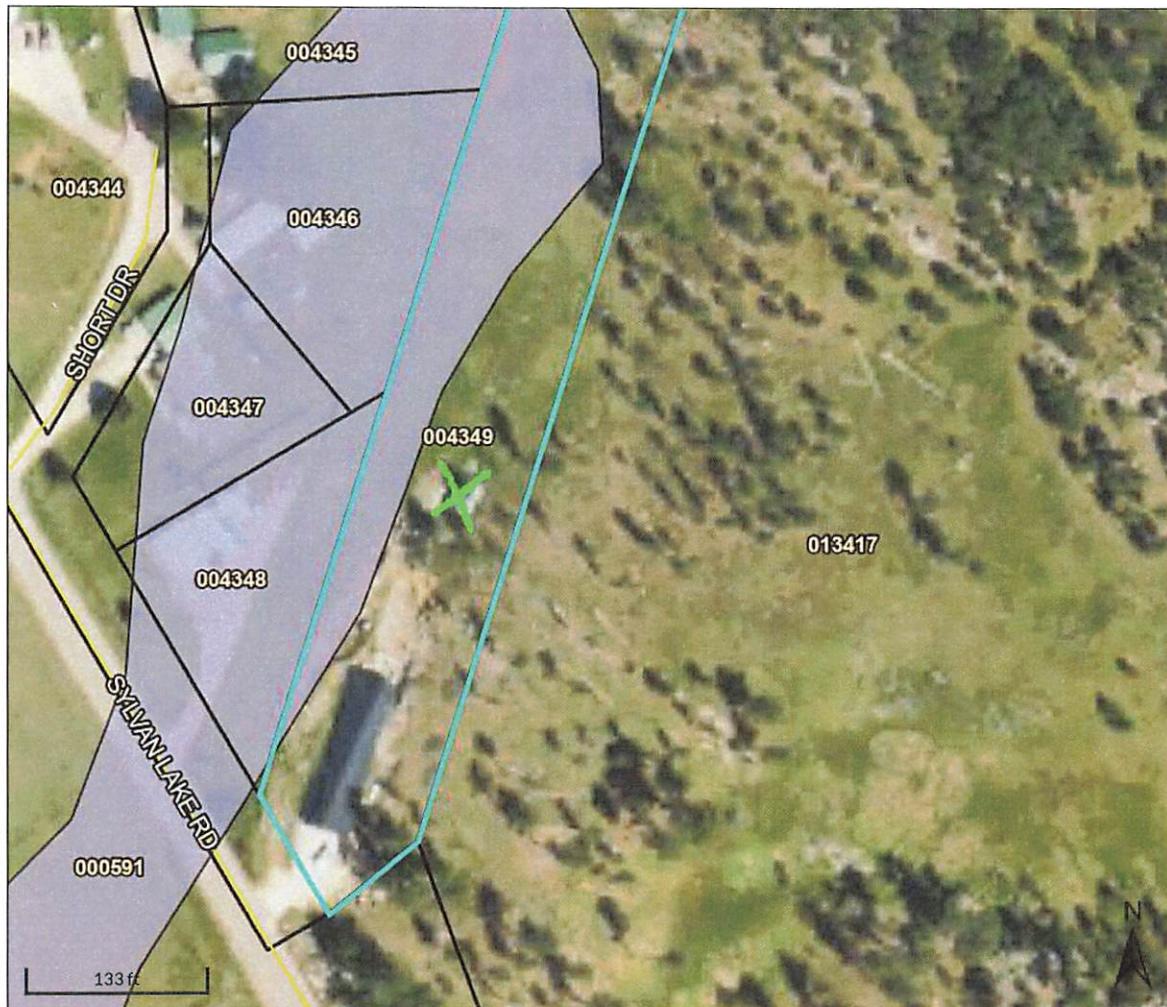

Landowner(s) signature

1-16-26
Date

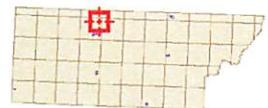
FEE PAID: \$250.00 STAFF INITIALS LR



Custer County, SD



Overview



Legend

- Corporate Limits
- Highways
- SD Hwy
- US Hwy
- Roads
- Parcels
- Flood Zones
 - A
 - AE
 - AE, FLOODWAY
 - AO
 - X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
 - X, AREA OF MINIMAL FLOOD HAZARD

Parcel ID	004349	Alternate ID	n/a	Owner Address	KRETSCHMAR LUCAS LEE 24830 SYLVAN LAKE RD CUSTER, SD 57730-5202
Sec/Twp/Rng	012/0003/004	Class	Residential		
Property Address	24830 SYLVAN LAKE RD CUSTER	Acreage	2.0		

District	16.1-1-1-1-0-0
Brief Tax Description	LOT 6 OF TR A (PT OF HES #164 IN NW4) SEC 12 T-3 R-4 2 AC 133 04 012 000 006 00
(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: 1/16/2026
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CUSTER COUNTY PLANNING COMMISSION
February 3, 2026

STAFF REPORT

Agenda Item No.3

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

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: \$ 250.00 STAFF INITIALS BS

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 that the same is a true and correct description to the system of streets of existing plats and section lines in the county adequately provided for access to adjacent unplat 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 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____.

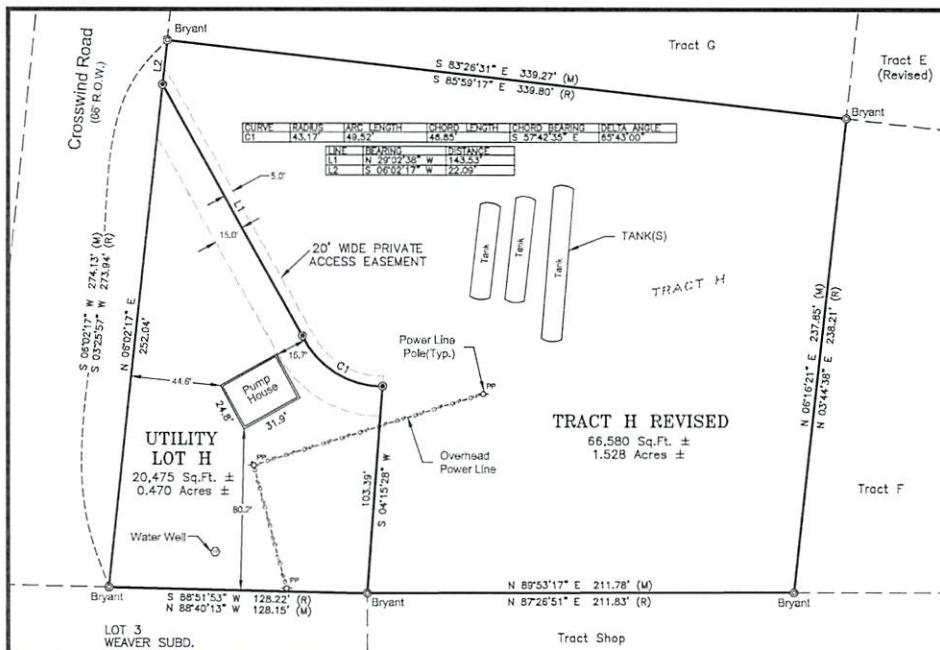
Highway or Street Authority

OFFICE OF REGISTER OF DEEDS

Filed for record this _____ day of _____, 20____.
at _____ o'clock _____ M., and recorded in Book of Plots _____ 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 01/12/2012 indicates the presence of a Minimal 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 unbuildable. No residential or commercial office building can be built on Utility Lot H. The existing pump house can be maintained, remodeled or rebuilt.

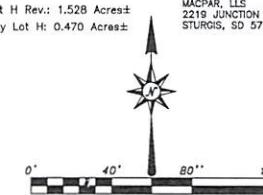
WATER PROTECTION STATEMENT

Pursuant to SDCL §§ 11-3-8.1 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 Environment and Natural Resources relating to the same.

PLATTED ACREAGES

Tract H Rev: 1.528 Acres±
Utility Lot H: 0.470 Acres±

MACPAC, LLC
2219 JUNCTION AVE.
STURGIS, SD 57785



SCALE: 1" = 40 FEET
JANUARY 2026

LEGEND
 ① Found or Set 5/8" Rebar with Cap
Marked 'VASKNETZ RLS7719'.
 ② Found Survey Monument as Noted.

SURVEYOR'S CERTIFICATE

I, Shanon E. Vasknetz, 2305 Junction Ave., being a Registered Land Surveyor in the State of South Dakota, do hereby state that at the request of _____, Owner(s) of the herein, I have surveyed and platted the property shown and described herein, and have marked upon the ground the boundaries in the manner shown, and that this 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____.

Shanon E. Vasknetz
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 on the above survey and plat. 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 to 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
February 3, 2026

STAFF REPORT

Agenda Item No.4

REQUEST: Cell Tower Modification

CURRENT PARCEL ID: 000755

PROPERTY CLASSIFICATION Exempt

APPLICANTS: Verizon Wireless (Jackie Miller)

DEED HOLDER: SD Dept of Game, Fish and Parks

GENERAL INFORMATION:

Verizon Wireless 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 CUSTER	Acreage	640.0		PIERRE, SD 57501-000
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)

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Developed by  **SCHNEIDER**
GEOSPATIAL



Verizon Wireless
KGI WIRELESS
14425 Falcon Head Blvd,
Building E, Suite 100
Austin, TX 78738

January 16, 2026

Custer County
420 St Rushmore Rd
Custer, SD 57730

Letter of Intent – Verizon Equipment Upgrade - 13592 Wildlife Loop Road, Custer SD 57730

To Whom It May Concern:

KGI Wireless on behalf of Verizon Wireless and Simplicity Tower is submitting a request to do an equipment upgrade on the existing wireless facility noted above through the collocation, replacement and/or remove of the applicant's equipment for Verizon.

Owner Name: Simplicity Tower
Contact Number: 919.653.5737
Email: asolt@towerco.com

Applicant: KGI Wireless
Contact Number: 512.334.3261
Email: jackie.miller@kgiwireless.com

Property Address: 13592 Wildlife Loop Road, Custer SD 57730
Property Tax schedule number: 000755

The proposed scope of work for this project includes:

Tower Work:
Remove: (3) NHH-65C-R2B, (3) 4449 RRUs, (3) 8843 RRUs, (3) TBC-67C-A-P-2SF triplexers, (6) lines of coax
Install: (3) NNH4-65C-R3B-V1 antennas, (3) AIR6419 antennas, (3) 4490 RRUs, (3) 4890 RRUs, (1) OVP and (2) hybrid lines

Verizon plans to do some equipment upgrades to the existing tower to increase capacity and coverage for their customers in your area. Since we are not increasing the tower's height or expanding the current ground footprint, we believe this equipment upgrade is considered eligible for facilities request under Ordinance 15 of the Custer County Ordinances.

Sincerely,

Jackie Miller
Senior Project Manager at KGI Wireless