

# CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday January 6th, 2026

Planning Commission members present:

Eric Lewis, Peg Ryan, Julian 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 ¼ 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 ¼ SE ¼ 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