

CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday February 3rd, 2026

Planning Commission members present:

Eric Lewis, 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, Lucas Kretschmar,
OVER THE PHONE: Graham & Shannon (Item #3)

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 Gramkow, to approve the agenda. Unanimous vote of approval.

Motion by C. Lewis, seconded by Abernathy, to approve the minutes of the Regular Meeting of January 6th, 2026, as presented. Unanimous vote of approval.

Conflict of Interest Declaration: None

Public Comment: None

Permit Petition and Plat Review:

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

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

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').*

Motion by E. Lewis, seconded by C. Lewis to approve this variance of 10' setback to the Custer County Commission without conditions. Unanimous vote of approval.

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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*

-Discussion was had that this lot is over 2 acres and there is no reason to not subdivide off an acre.

Motion by C. Lewis, seconded by Gramkow to deny this variance. Abernathy, E. Lewis, Urrutia **AYE**; Hartman **NAY**. Motion passed.

4. **CELL TOWER MODIFICATION:**
ALL SEC 26, T3S, R6E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Motion by Hartman, seconded by E. Lewis, to recommend approval of this cell tower modification to the Custer County Commission without conditions. Unanimous vote of approval.

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

-Discussion was had on having multiple dwellings on one parcel and what steps would be taken to handle these requests

Items from Members: None

Adjourn.

Motion by E. Lewis, and seconded by Abernathy, to adjourn the meeting at 4:56 p.m.

Terri Kester
Planning Director

Attest
Laura Rosane