

CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday April 7th, 2026

Planning Commission members present:

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

Planning Department Staff Present: Terri Kester, Laura Rosane

Guests Present: Mike Busskohl-Commissioner, Mike Linde- Commissioner, Craig Hindle – Commissioner, Patricia Conway, Mark & Kim Nielsen, Mark Drake, Teri Morgan, Brandon Cullum, Thomas & Ester Colgan, Jesse Doyle

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 Gramkow, seconded by Abernathy, to approve the minutes of the Regular meeting of March 3rd, 2026, as presented. Unanimous vote of approval.

Conflict of Interest Declaration: Eric Lewis on Agenda item #3, Roland Bauer on Agenda item #5, Mark Hartman on Agenda items #5 & #11

Public Comment: None

Permit Petition and Plat Review:

1. PRELIM/FINAL PLAT OF: LOTS 6 THRU 13 AND BIG MEADOWS TRACT OF BIG MEADOWS SUBDIVISION, LOCATED IN THE SW $\frac{1}{4}$ OF SECTION 22, T4S, R7E, BHM, CUSTER COUNTY, SOUTH DAKOTA

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

2. PRELIM/FINAL PLAT OF: FRY TRACT OF THE ELK MOUNTAIN RANCHES SUBDIVISION, LOCATED IN THE SW $\frac{1}{4}$ NW $\frac{1}{4}$ AND NW $\frac{1}{4}$ SW $\frac{1}{4}$ OF SECTION 28, T4S, R1E, BHM, CUSTER COUNTY, SOUTH DAKOTA

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

3. PRELIM/FINAL PLAT OF: DRAKE TRACT 1 AND DRAKE TRACT 2 OF GOLDEN WILLOW SUBDIVISION, LOCATED IN THE NE ¼ OF SECTION 11 AND THE NW¼ OF SECTION 12, T5S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

- Mark Drake (owner) and Eric Lewis spoke on this agenda item

Motion by Ryan, seconded by C. Lewis to approve this plat with the condition of the installation of the component to the septic system before approval of the County Commission. Hartman, **AYE**; Gramkow, Abernathy, **NAY**. Motion passed. E. Lewis abstained.

4. PRELIM/FINAL PLAT OF: KLEIN TRACT 1 AND KLEIN TRACT 2, LOCATED IN THE SW ¼ OF SECTION 18, THE W ½ OF SECTION 19, T4S, R53 & THE E ½ SECTION 24, T4S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Motion by E. Lewis, seconded by Gramkow, to recommend approval of this plat to the Custer County Commission without conditions. Unanimous vote of approval.

5. 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 Gramkow, to recommend approval of this variance to the Custer County Commission without conditions. Ryan, **AYE**; C. Lewis, **NAY**. Motion passed. Hartman and Bauer abstained.

6. PRELIM/FINAL PLAT OF: TRACTS 6A, 6B AND 6C OF PHILLIPS SUBDIVISION NO. 2, LOCATED IN THE NE ¼ OF SECTION 34, T3S, R3E, BHM, CUSTER COUNTY, SOUTH DAKOTA

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Motion by Abernathy, seconded by Ryan, to recommend approval of this plat to the Custer County Commission contingent on creating a public road instead of private easement or bring back a different plan for an easement. Unanimous vote of approval.

7. PRELIM/FINAL PLAT OF: TERESA TRACT, LOCATED IN THE N ½ OF SECTION 5, T3S, R7E, 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.

8. PRELIM/FINAL PLAT OF: TRACT A OF COLGAN ADDITION, LOCATED IN THE NW ¼ SW ¼ OF SECTION 5, T3S, R12E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Motion by E. Lewis, seconded by Gramkow, to recommend approval of this plat to the Custer County Commission without conditions. Unanimous vote of approval.

9. PRELIM/FINAL PLAT OF: TRACT H REVISED AND UTILITY LOT H OF CUSTER DEVELOPMENT CORP. SUBDIVISION, LOCATED IN THE E ½ SW ¼ SECTION 2, T4S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Motion by C. Lewis, seconded by Gramkow, to recommend approval of this plat to the Custer County Commission without conditions. Unanimous vote of approval.

10. PRELIM/FINAL PLAT OF: LOTS 6C, 6D, & 6E OF WESTWIND PINES SUBDIVISION, LOCATED IN THE N ½ S ½ OF SECTION 33, T6S, R5E, BHM, CUSTER COUNTY, SOUTH DAKOTA.

Motion by Ryan, seconded by E. Lewis, to recommend approval of this plat to the Custer County Commission with the condition that the roads are built. Unanimous vote of approval.

11. REQUEST: MOBILE HOME COURT

Motion by Abernathy, seconded by E. Lewis, to recommend approval of this mobile home court to the Custer County Commission with the condition of using lot numbers not address numbers. Unanimous vote of approval. Hartman abstained.

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Discussion: Discussion was had that the commercial property section in the ordinance needs to be reviewed and updated. There was also a discussion on multi-family parcels that possibly need to be added to the ordinance.

Items from Members: none

Adjourn.

Motion by Abernathy, and seconded by E. Lewis, to adjourn the meeting at 5:10 p.m.

Terri Kester
Planning Director

Attest
Laura Rosane