

AGENDA
CUSTER COUNTY PLANNING COMMISSION
REGULAR MEETING MAY 5, 2026
4:00 PM, COMMISSIONERS' ROOM, CUSTER COUNTY
COURTHOUSE

Call to Order

Pledge of Allegiance

Approval of Agenda

A. Approval of Minutes.

Approval of the Draft Minutes for April 7, 2026 Meeting

B. Conflict of Interest Declaration

C. Public Comment

D. PERMIT, PETITION AND PLAT REVIEW:

AGENDA ITEM #1:

PRELIM/FINAL PLAT OF: DIKOFF TRACT SOUTH REVISED, LOCATED IN A PORTION OF THE S ½ SE ¼, SECTION 1, T3S, R8E, & IN GOVERNMENT LOT 7 AND THE SE ¼ SW ¼ OF SECTION 6, T3S, R9E, ALL IN BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: Roger Lee Dikoff

Current Parcel ID: Roger Lee & Elizabeth Ann Dikoff & Clinton Gottfried Dikoff

AGENDA ITEM #2:

VARIANCE: *To Ordinance #2, Article IV (4), Section 1, 7, B.*

The minimum distance between any structure and a right-of-way boundary line shall be thirty feet (30').

Applicants: Eric Lewis

Current Parcel ID: 004197

AGENDA ITEM #3:

PRELIM/FINAL PLAT OF: LYNDOE TRACTS 1, 2, & 3 OF LINDE SUBDIVISION, LOCATED INSE ¼ OF SECTION 2, T4S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA.

Applicants: Troy Lyndoe
Current Parcel ID: 005732

AGENDA ITEM #4:

PRELIM/FINAL PLAT OF: WHEELER TRACT 1 AND WHEELER TRACT 2 OF WIND DANCE FARMS SUBDIVISION, LOCATED IN GOVT. LOTS 3 AND 9 OF SECTION 6, T4S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: Scott Wheeler
Current Parcel ID: 015301 & 001600

E. Discussion Items:

F. Items from Members:

Meeting Adjourned

The next Planning Commission meeting will be held at 4:00 P.M. on Tuesday June 9, 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 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

CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday April 7th, 2026

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

CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday April 7th, 2026

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.

CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday April 7th, 2026

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

**CUSTER COUNTY PLANNING COMMISSION
May 5, 2026**

STAFF REPORT

Agenda Item No. 1

REQUEST: Preliminary Plat of:

DIKOFF TRACT SOUTH REVISED, LOCATED IN A PORTION OF THE S ½ SE ¼, SECTION 1, T3S, R8E, & IN GOVERNMENT LOT 7 AND THE SE ¼ SW ¼ OF SECTION 6, T3S, R9E, ALL IN BHM, CUSTER COUNTY, SOUTH DAKOTA

CURRENT PARCEL ID:015655 & 01522

PROPERTY CLASSIFICATION Agricultural

APPLICANTS: Roger Lee Dikoff

DEED HOLDER: Roger Lee & Elizabeth Ann Dikoff & Clinton Gottfried Dikoff

GENERAL INFORMATION:

This preliminary plat is proposing a lot line adjustment. Dikoff Tract South Revised 40.17 +/- acres. Access is from SD Hwy 40.

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 46033C0475F 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:

ROD:

BHE: "no comments"

Hwy: "none"

City: "No comments"

SD DOT: "I do not see any issues for DOT"

Emergency Mgmt: No response

DOE: No Response

BH COOP: No Response

USFS: No Response

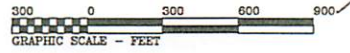
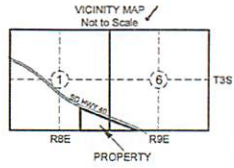
15655
15082

A PLAT OF

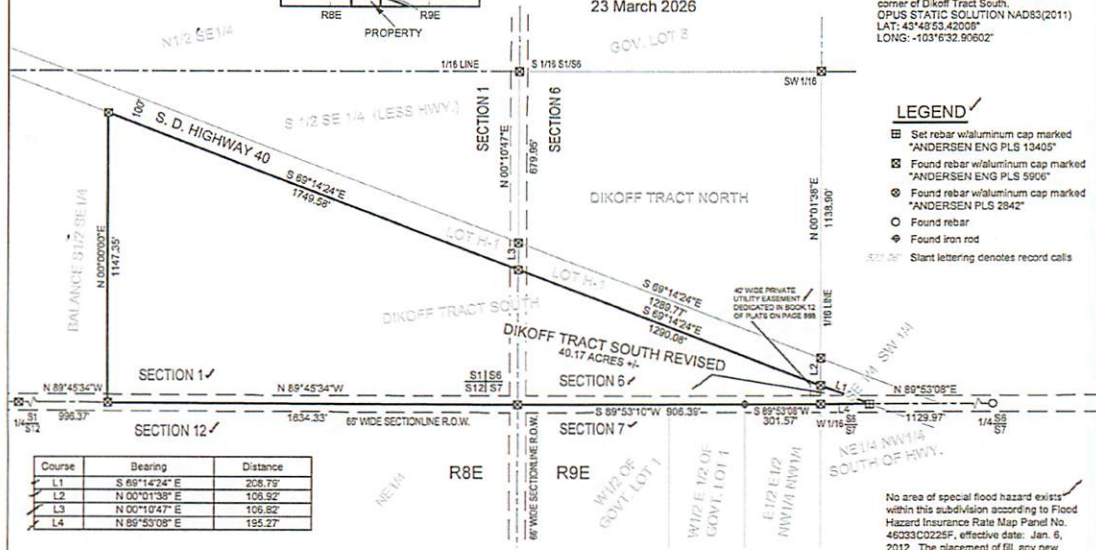
DIKOFF TRACT SOUTH REVISED, LOCATED IN A PORTION OF THE S1/2 SE1/4, SECTION 1, T3S, R8E, & IN GOVERNMENT LOT 7 AND THE SE1/4 SW1/4 OF SECTION 6, T3S, R9E, ALL IN BHM, CUSTER COUNTY, SOUTH DAKOTA FORMERLY DIKOFF TRACT SOUTH AND A PORTION OF THE SE1/4 SW1/4

NOTE: See Book 12 of Plats on Page 898 for plat of Dikoff Tract South.

NOTE: Dikoff Tract South Revised contains 0.167 Acres of the SE1/4 SW1/4 of Section 6.



BASIS OF BEARING - GPS OBSERVATION taken N 33°25'21" W 1864.60' from the SW corner of Dikoff Tract South. CPUIS STATIC SOLUTION NAD83(2011) LAT: 43°48'53.42008" LONG: -103°6'32.90602"



Course	Bearing	Distance
L1	S 89°14'24"E	208.79'
L2	N 00°01'33"E	108.92'
L3	N 00°07'47"E	108.82'
L4	N 88°53'08"E	195.27'

- LEGEND**
- Set rebar w/aluminum cap marked "ANDERSEN ENG PLS 13405"
 - Found rebar w/aluminum cap marked "ANDERSEN ENG PLS 3906"
 - Found rebar w/aluminum cap marked "ANDERSEN PLS 2842"
 - Found rebar
 - Found iron rod
 - Start lettering denotes record call

CERTIFICATE OF SURVEYOR I, Dustin M. Ross, Registered Land Surveyor No. 13405 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.

Dustin M. Ross, SDRLS No. 13405

STATE OF _____ COUNTY OF _____ We, Roger Lee Dikoff and Elizabeth Ann Colgan A.K.A. Elizabeth Ann Dikoff, 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.

Roger Lee Dikoff

Elizabeth Ann Colgan, A.K.A. Elizabeth Ann Dikoff

ACKNOWLEDGMENT OF OWNERSHIP STATE OF _____ COUNTY OF _____ On this _____ day of _____, 2026, before me, a Notary Public, personally appeared Roger Lee Dikoff and Elizabeth Ann Colgan A.K.A. Elizabeth Ann Dikoff, known to me to be the person(s) described in the foregoing instrument, and acknowledged to me that they signed the same.

Notary Public

My commission expires _____

STATE OF _____ COUNTY OF _____ I, Clinton Gottfried Dikoff, 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.

Clinton Gottfried Dikoff

ACKNOWLEDGMENT OF OWNERSHIP STATE OF _____ COUNTY OF _____ On this _____ day of _____, 2026, before me, a Notary Public, personally appeared Clinton Gottfried Dikoff, known to me to be the person(s) described in the foregoing instrument, and acknowledged to me that they signed the same.

Notary Public

My commission expires _____

APPROVAL OF ACCESS BY ROAD AUTHORITY The location of the existing access to the Highway or Street as shown herein is hereby approved. This access approval does not replace the need for any permits required by law, including Administrative Rule of South Dakota 70.09.01.02.

SDDOT Authority

OFFICE OF THE REGISTER OF DEEDS Filed for record this _____ day of _____, 2026, at _____ o'clock _____ M. and recorded in Book _____ of Plats on page _____.

Custer County Register of Deeds

NOTE: 10 FEET EACH SIDE OF REAR AND SIDE LOT LINES ARE RESERVED FOR UTILITY EASEMENTS. IF THE LINE ABUTS LANDS NOT SUBDIVIDED UNDER THE PROVISIONS OF CUSTER COUNTY SUBDIVISION ORDINANCE #2, THE ENTIRE 20' WIDE EASEMENT WILL BE TAKEN FROM THE LOT.

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.

No area of special flood hazard exists within this subdivision according to Flood Hazard Insurance Rate Map Panel No. 46033C0225F, effective date: Jan. 6, 2012. The placement of fill, any new construction, substantial improvements, or another development within the 100-year flood plain as designated by the County's Flood Insurance Rate Maps and Flood Boundary and Floodway Maps, shall be in conformity with Custer County's Flood Ordinance.

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.

Director of Equalization of Custer County

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.

Custer County Treasurer

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.

Chairperson, Custer County Board of Commissioners

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 _____, 2026.

Custer County Auditor

Presented by
ANDERSEN ENGINEERS
Land Surveyors, Professional Engineering, & Environmental Consultants

Drawn by DR/RW	Date 3/25/2026	P.O. Box 446 Edgemont, SD 57735 (605)-662-5500 andersenengineers@gwnc.net
Approved by DR	Date 4/13/2026	
Scale 1"=300'	Sheet 1 of 1	File Name: S1_T3S_R8E_2026

CUSTER COUNTY PLANNING COMMISSION
May 5, 2026

STAFF REPORT

Agenda Item No. 2

REQUEST: Variance

To Ordinance #2, Article IV (4), Section 1, 7, B.

The minimum distance between any structure and a right-of-way boundary line shall be thirty feet (30').

CURRENT PARCEL ID: 004197

PROPERTY CLASSIFICATION Residential

APPLICANT: Eric Lewis

DEED HOLDER: Eric & Shawn Lewis

GENERAL INFORMATION:

Applicant is requesting a variance from Ordinance #2 setback requirements from the Right-of Way boundary. Applicant would like to build a residence 7' from the right-of-way boundary Hapeka Trail, which is a 66' public row.

PLANNING DEPARTMENT COMMENTS: There was a flood study on this property, and it did not remove the flood very much. This parcel presents topographical issues with the flood.

INTERNAL REVIEW COMMENTS:

ROD:

BHE: "not in BHE territory, no comments"

Hwy: "there is obviously a natural barrier (flood) in this parcel that limits the useable space for structures. Therefore, to accommodate for a shorter than normal setback, id strongly suggest the Hapeka Trail speed limit be set @ 25MPH if it isn't already."

City: "No comments"

SD DOT: "I do not see any issues for DOT"

Emergency Mgmt: No response

DOE: No Response

BH COOP: No Response

USFS: 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, Eric Lewis 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: FORK CREEK SUBD - TR 1 OF HES #330 SEC 11 T3 R3 5.15 AC

ACREAGE: 5.15 ac

REASON FOR VARIANCE REQUESTED:

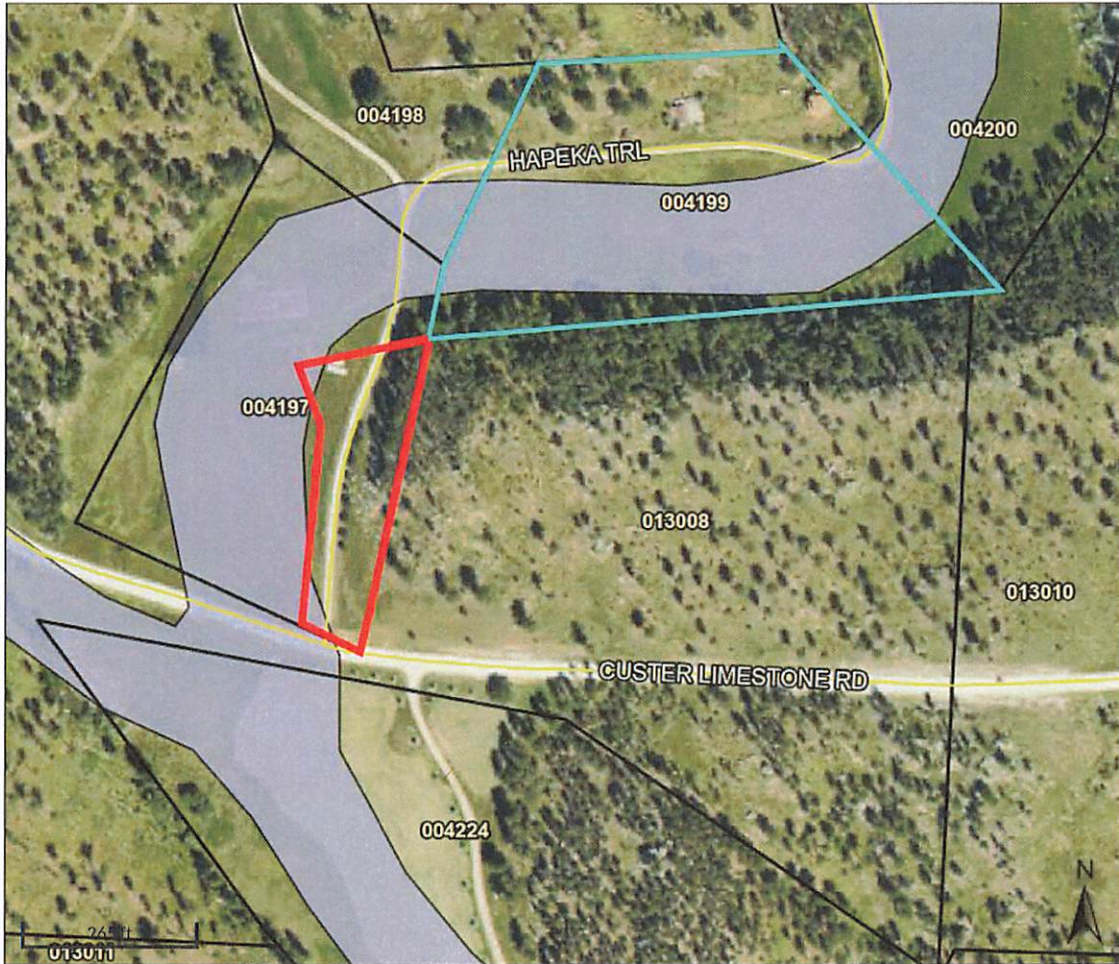
I am asking to Build within 7' of a 66' public access easement, Hapeka Trail. The reason for this request is so I can keep all parts of the building out of the floodplain. The 66' public access easement only serves 3 other residences. Also, I own the property on both sides of the easement.

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.

Eric Lewis
Landowner(s) signature

03-25-26
Date

FEE PAID: \$ 250.00 STAFF INITIALS R



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	004199	Alternate ID	n/a	Owner Address	SZAMEIT HELGA M
Sec/Twp/Rng	011/0003/003	Class	Residential		2409 S HAWTHORNE AVE
Property Address	24871 HAPEKA TRL	Acreage	5.11		SIOUX FALLS, SD 57105-3514
	CUSTER				

District 16.1-1-1-1-0-0
 Brief Tax Description FORK CREEK SUBD - TR 3 OF HES #330 SEC 11 T3 R3 5.11 AC
 1330301100000400
 (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: 4/16/2026
 Last Data Uploaded: 4/16/2026 3:46:39 AM

CUSTER COUNTY PLANNING COMMISSION
May 5, 2026

STAFF REPORT

Agenda Item No. 3

REQUEST: Preliminary Plat of:

LYNDOE TRACTS 1, 2, & 3 OF LINDE SUBDIVISION, LOCATED INSE ¼ OF SECTION 2, T4S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA.

CURRENT PARCEL ID:005732

PROPERTY CLASSIFICATION Residential

APPLICANTS: Troy Lyndoe

DEED HOLDER: Troy & Maria Lyndoe

GENERAL INFORMATION:

This preliminary plat is proposing a lot split. Lyndoe Tract 1- 3.03 +/- acres. Lyndoe Tract 2- 2.00 +/- acres, Lyndoe Tract 3- 1.44 +/- acres.

Lyndoe Tract 1 has shop with apartment and a single-family home. 2 addresses needed

Lyndoe Tract 2 mobile home 1 address

Lyndoe Tract 3 2 mobile homes-2 address needed.

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.

ORDINANCE 6 FLOOD DAMAGE PROTECTION: Firm Panel 46033C0425F 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: All access is private access easements. Access needs to be changed to public and name the road to alleviate address issues and be compliant with Ordinance #2.

INTERNAL REVIEW COMMENTS:

ROD:

IST: “density is an issue for addressing this area off of Hwy 385. From these requirements the County is looking at 4 addresses off a single approach assuming the other (5th) address is utilizing the northernmost approach. A named access would satisfy all addressing issues.”

“Lot 2 would need to use the northern approach, and no further addresses are available for future addressing. Lot 1 & 3 are being served by the south approach. This would need to support an additional 3 addresses. This would leave no further addresses available to parcel further south with HWY 385 frontage.

SD DOT: “I am not crazy about the access for Lot 1 of Lt B for the Lyndoe Tract, but I don’t think there is probably anything I can do about it at this time”

BHE: “no issues with proposed lot splitting”

Hwy: “none at this time based on address issues”

City: “No comments”

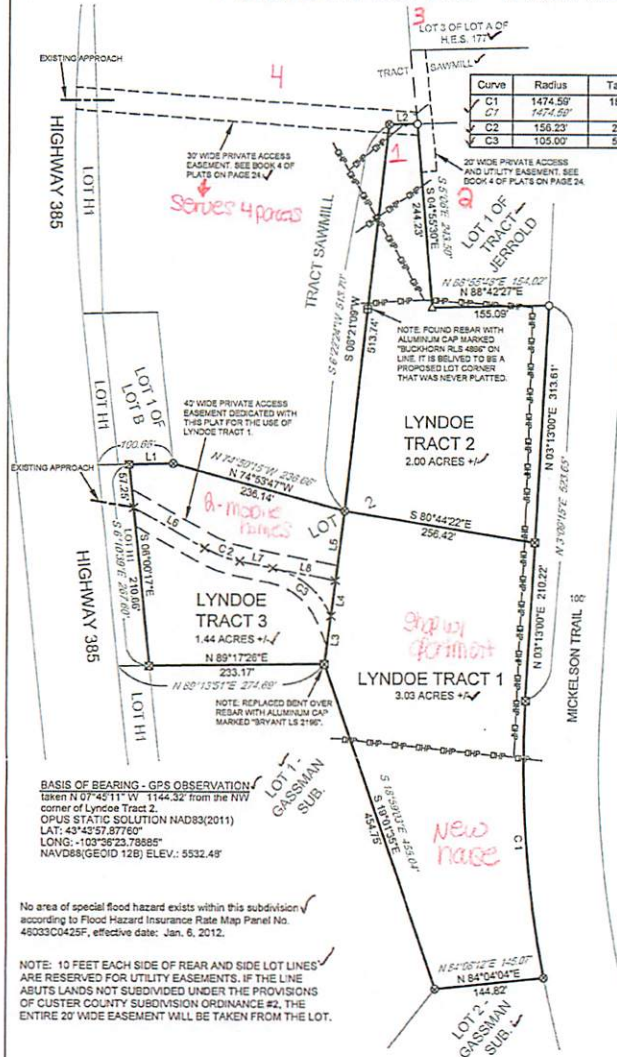
Emergency Mgmt: No response

DOE: No Response

BH COOP: No Response

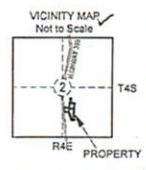
USFS: No Response

A PLAT OF
LYNDOE TRACTS 1, 2, & 3 OF LINDE SUBDIVISION,
 LOCATED IN SE1/4 OF SECTION 2, T4S, R4E, BHM,
CUSTER COUNTY, SOUTH DAKOTA
 FORMERLY LOT 2 OF TRACT JERROLD OF H.E.S. 177



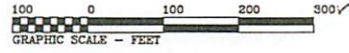
Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	1474.59	185.41	368.89	14°20'00"	3°53'08"	367.93	N 03°59'08" W
C2	158.73	25.00	48.56	18°10'59"	38°40'28"	49.37	S 68°50'29" E
C3	103.00	56.85	104.21	56°51'51"	64°34'03"	59.96	S 50°34'42" E

Course	Bearing	Distance
L1	S 88°46'07" W	58.54
L2	S 83°43'17" W	37.84
L3	N 88°10'39" E	35.50
L4	N 07°07'58" E	64.70
L5	N 07°07'58" E	47.57
L6	N 07°07'58" E	92.56
L7	S 60°44'59" E	108.89
L8	S 78°15'59" E	43.48
L9	S 78°54'53" E	84.72



LEGEND

- Set rebar w/aluminum cap marked "ANDERSEN ENG PLS 5906"
- Found rebar w/aluminum cap marked "BRYANT LS 2195"
- Found rebar w/aluminum cap marked "BUCKHORN RLS 4996"
- Found rebar
- △ Found iron rod
- Found concrete ROW post
- × angle point not monumented
- Slant lettering denotes record calls
- OP— Overhead Power line



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.

APPROVAL OF ACCESS BY ROAD AUTHORITY

The location of the existing access to the Highway or Street as shown herein is hereby approved. This access approval does not replace the need for any permits required by law, including Administrative Rule of South Dakota 70:09:01:02.

Dated this ___ Day of ___, 2026

SDDOT Authority

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 ___, 2026.

 Director of Equalization of Custer County

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 ___, 2026.

 Custer County Treasurer

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 ___, 2026.

 Chairperson, Custer County Board of Commissioners

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 ___, 2026.

 Custer County Auditor

BASIS OF BEARING - GPS OBSERVATION
 taken N 07°46'11" W 1144.32' from the NW corner of Lyndoe Tract 2.
 OPUS STATIC SOLUTION NAD83(2011)
 LAT: 43°43'57.87740"
 LONG: -103°56'23.78885"
 NAVD88(GEIOD 12B) ELEV.: 5332.48'

No area of special flood hazard exists within this subdivision according to Flood Hazard Insurance Rate Map Panel No. 46033D0425F, effective date: Jan. 6, 2012.

NOTE: 10 FEET EACH SIDE OF REAR AND SIDE LOT LINES ARE RESERVED FOR UTILITY EASEMENTS. IF THE LINE ABUTS LANDS NOT SUBDIVIDED UNDER THE PROVISIONS OF CUSTER COUNTY SUBDIVISION ORDINANCE #2, THE ENTIRE 20' WIDE EASEMENT WILL BE TAKEN FROM THE LOT.

CERTIFICATE OF SURVEYOR

I, Dustin M. Ross, Registered Land Surveyor No. 13405 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 ___, 2026.

 Dustin M. Ross, SDRLS No. 13405

STATE OF _____ COUNTY OF _____

We, Troy J. Lyndoe and Maria E. Lyndoe, 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 ___, 2026.

 Troy J. Lyndoe

 Maria E. Lyndoe

ACKNOWLEDGMENT OF OWNERSHIP

STATE OF _____ COUNTY OF _____
 On this ___ day of ___, 2026, before me, a Notary Public, personally appeared _____ 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 _____

OFFICE OF THE REGISTER OF DEEDS
 Filed for record this ___ day of ___, 2026, 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 DR/RW	Date 3/16/2026	P.O. Box 446 Edgemont, SD 57735 (605)-662-5500 andersenengineers@gwic.net
Approved by DR	Date 3/18/2026	
Scale 1"=100'	Sheet 1 of 1	File Name: L2_TR_JERROLD_LINDE_SUB

CUSTER COUNTY PLANNING COMMISSION
May 5, 2026

STAFF REPORT

Agenda Item No. 4

REQUEST: Preliminary Plat of:

WHEELER TRACT 1 AND WHEELER TRACT 2 OF WIND DANCE FARMS
SUBDIVISION, LOCATED IN GOVT. LOTS 3 AND 9 OF SECTION 6, T4S, R4E, BHM,
CUSTER COUNTY, SOUTH DAKOTA

CURRENT PARCEL ID: 015301 &001600

PROPERTY CLASSIFICATION Residential

APPLICANTS: Scott Wheeler

DEED HOLDER: Scott & Julie Wheeler

GENERAL INFORMATION:

This preliminary plat is proposing a lot line adjustment. Wheeler Tract 1 14.47 +/- acres. Wheeler Tract 2 5.10 +/- acres. Access to both tracts is from Wind Dance Ranch Rd which is a 66' public ROW. Approximately 173.64' of Wind Dance Ranch Rd is 33' wide public ROW.

INTERNAL REVIEW COMMENTS:

ROD:

BHE: "not in BHE territory, no comments"

Hwy: "none"

City: "No comments"

SD DOT: "I don't see any access issues for DOT"

DOE: No Response

BH COOP: No Response

USFS: No Response

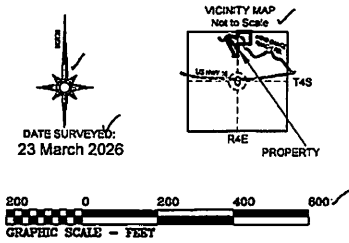
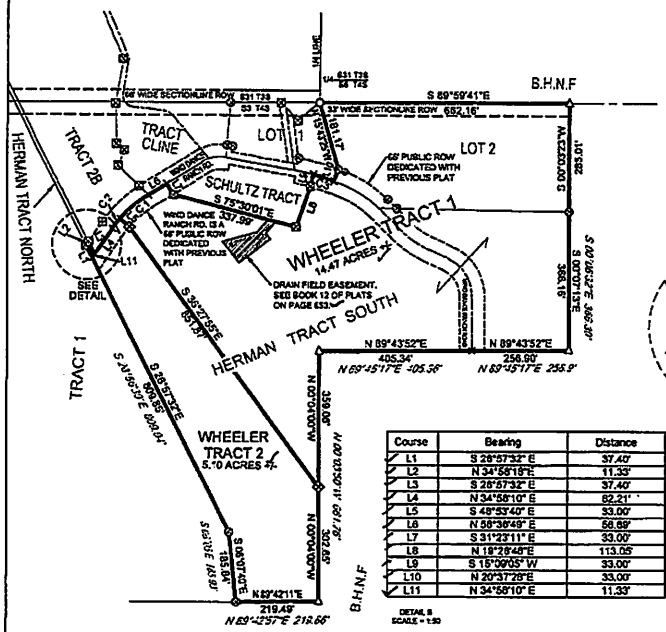
Emergency Mgmt: No response

15301
1600

A PLAT OF
WHEELER TRACT 1 AND WHEELER TRACT 2 OF WIND DANCE
FARMS SUBDIVISION, LOCATED IN GOVT. LOTS 3 AND 9 OF SECTION
6, T4S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA
FORMERLY LOT 2 AND HERMAN TRACT SOUTH

NOTE: See Book 12 of Plats on page 818 for a plat of Herman Tract South of Wind Dance Farms Subdivision.

NOTE: See Book 12 of Plats on page 835 for a plat of Lot 2 of Wind Dance Farms Subdivision.



- LEGEND**
- ⊗ Set rebar w/AL cap marked "ANDERSEN ENGS. PLS 15405"
 - ⊗ Found rebar w/AL cap marked "BRYANT RLS 2196"
 - ⊗ Found rebar w/AL cap marked "ANDERSEN RLS 2842"
 - ⊗ Found rebar w/PL cap marked "ANDERSEN RLS 2242"
 - ⊗ Found rebar w/PL cap marked "HEALD RLS 2199"
 - Found BLM brass cap monument
 - △ Found USFS aluminum cap monument
 - ⊙ Found rebar
 - ✕ Angle point not monumented
 - ▭ Area of Drain Field Easement
 - Start lettering donkeys record data

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 placed 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.

No area of special flood hazard exists within this subdivision according to Flood Hazard Insurance Rate Map Panel No. 48033C0400P, effective date: Jan. 8, 2012.

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.

CERTIFICATE OF SURVEYOR

I, Dustin M. Ross, Registered Land Surveyor No. 13405, 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 ___, 2026.

Dustin M. Ross, SDRLS No. 13405

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 duly paid according to the records of this office.

Dated this ___ day of ___, 2026.

Custer County Treasurer

STATE OF _____ COUNTY OF _____

We, Scott A. Wheeler and Julie A. Wheeler, 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 ___, 2026.

Scott A. Wheeler / Julie A. Wheeler

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 ___, 2026.

Director of Equalization of Custer County

ACKNOWLEDGMENT OF OWNERSHIP

STATE OF _____ COUNTY OF _____

On this ___ day of ___, 2026, before me, a Notary Public, personally appeared Scott A. Wheeler and Julie A. Wheeler, 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 duly 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 ___, 2026.

Chairperson, Custer County Board of Commissioners

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.

Highway Authority _____ Date: _____

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 ___, 2026.

Custer County Auditor

OFFICE OF THE REGISTER OF DEEDS

Filed for record this ___ day of ___, 2026, at ___ o'clock ___ M., and recorded in Book _____ of Plats on page _____.

Custer County Register of Deeds

Presented by
ANDERSEN ENGINEERS
 Land Surveyors, Professional Engineering, & Environmental Consultants

Drawn by DR	Date 4/14/2026	P.O. Box 446 Edgemont, SD 57735 (605) 802-5500
Approved by DR	Date 4/14/2026	andersengineers@gnvnc.net
Scale 1"=200'	Sheet 1 of 1	File Name: HERMAN_TR_SOUTH_WINDDANCE

1560
3.95
19.51

14.47
5.10
19.57