

AGENDA
CUSTER COUNTY PLANNING COMMISSION
REGULAR MEETING JULY 7, 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 June 9, 2026 Meeting

B. Conflict of Interest Declaration

C. Public Comment

D. PERMIT, PETITION AND PLAT REVIEW:

AGENDA ITEM #1:

PRELIM/FINAL PLAT OF: LOTS A THRU J OF BIG MEDICINE SUBDIVISION, LOCATED IN THE SE ¼ OF SECTION 22, THE SW ¼ OF SECTION 23, THE NW ¼ OF SECTION 26, AND THE NE ¼ OF SECTION 27, T3S, R3E, BHM, CUSTER COUNTY, SOUTH DAKOTA.

Applicants: John Parker

Current Parcel ID: 011415

AGENDA ITEM #2:

NEW CELL TOWER REQUEST

BAL OF HES #352 (LESS LOTS H2-H3-H4) SECTION 33 & 4, T3S & T4S, R3E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: Jonah Snyder (Elevated Towers)

Current Parcel ID: 000532

AGENDA ITEM #3:

REVISED 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 #4:

PRELIM/FINAL PLAT OF: LOTS 5A AND 5B OF H.E.S NO. 528, LOCATED IN THE S ½ NE ¼ OF SECTION 31, T4S, R3E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: Brian Carrico

Current Parcel ID: 005676

AGENDA ITEM #5:

PRELIM/FINAL PLAT OF: LOT 8A AND LOT 8B OF HEARTLAND COUNTRY RANCHETTES SUBDIVISION, LOCATED IN THE SE ¼ OF SECTION 35, T3S, R7E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: Brian Weaver

Current Parcel ID: 010890

AGENDA ITEM #6:

PRELIM/FINAL PLAT OF: TRACT WILLIAMS REVISED OF SWEDLUND SUBDIVISION, LOCATED IN THE W ½ NE ¼ OF SECTION 17, T4S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: Windsong Valley, LLC

Current Parcel ID: 006014 & 006015

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

The next Planning Commission meeting will be held at 4:00 P.M. on Tuesday August 4, 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 June 9th, 2026

Planning Commission members present:

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

Planning Department Staff Present: Terri Kester, Laura Rosane

Guests Present: Mike Busskohl-Commissioner, Lucas Kretschmar, Teri Morgan, Patricia Conway

Roland Bauer called the meeting to order at 3:57 PM in the Commissioner's room of the Custer County Courthouse.

Pledge Of Allegiance

Motion by Hartman, seconded by Lewis, to approve the agenda. Unanimous vote of approval.

Motion by Phil, seconded by Peg, to approve the minutes of the Regular meeting of May 5th, 2026, as presented. Unanimous vote of approval.

Conflict of Interest Declaration: None

Public Comment: None

Permit Petition and Plat Review:

1. **REVISED 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 Gramkow, seconded by Phil, to table this variance until we hear from forest service. Unanimous vote to table with Corey Lewis abstaining.

2. SECTION LINE VACATION:

Lot 17 and Lot 19 Section 26, T4S R4E, Lot 19 Section 26 and S2SE4SE4SE4 Section 27, T4S, R4E
E2E2NE4NE4 & NE4NE4SE4NE4 Section 34, T4S R4E,
S2SE4SE4SE4 of Section 27 and E2E2NE4NE4 Section 34 all located in T4S R4E
S2SE4SE4SE4 of Section 27, T4S R4E, BHM Custer County, South Dakota

CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday June 9th, 2026

Motion by Ryan, seconded by Gramkow, to recommend approval of this section line vacation to the Custer County Commission without conditions. Unanimous vote of approval.

Discussion: Planning Commission appreciation dinner TBD in August

Items from Members: None

Adjourn.

Motion by Hartman, and seconded by Lewis, to adjourn the meeting at 4:25 p.m.

Terri Kester
Planning Director

Attest
Laura Rosane

CUSTER COUNTY PLANNING COMMISSION
July 7, 2026

STAFF REPORT

Agenda Item No. 1

REQUEST: Preliminary Plat of:

LOTS A THRU J OF BIG MEDICINE SUBDIVISION, LOCATED IN THE SE ¼ OF SECTION 22, THE SW ¼ OF SECTION 23, THE NW ¼ OF SECTION 26, AND THE NE ¼ OF SECTION 27, T3S, R3E, BHM, CUSTER COUNTY, SOUTH DAKOTA.

CURRENT PARCEL ID:011415

PROPERTY CLASSIFICATION Agricultural

APPLICANTS: John Parker

DEED HOLDER: John R Parker

GENERAL INFORMATION:

This preliminary plat is proposing a 10-parcel subdivision.

Lot A 5.77 +/- Acres.

Lot B 5.70 +/- Acres.

Lot C 5.00 +/- Acres.

Lot D 5.00 +/- Acres.

Lot E 5.00 +/- Acres.

Lot F 5.08 +/- Acres

Lot G 5.00 +/- Acres

Lot H 5.00 +/- Acres

Lot I 5.00 +/- Acres

Lot J 5.00 +/- Acres

Lot A, C, E, G, & I access is from War Bonnet Rd which is a 66' wide public Access.

Lot B, D, F, H is from 2 new 66' wide public access and utility easements dedicated with this plat.

Lot J access is from Renegade Pass which is a 66' wide public access and utility easement.

The 20' wide private access across lot A & B is for the use of the owners of lots of A thru J of Big Medicine Subdivision to be able to access the Forest Service.

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 46033C0100F 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:

Applicant will be vacating the section lines on the property.

INTERNAL REVIEW COMMENTS:

SD DOT: "I don't see anything adjacent to the State Highway system"

BHE: "New Subd-not in BHE Territory-no comments"

Hwy: "Not a county maintained ROW but I've been approached by current residents of the area that have expressed concerns about an increase of traffic through two road districts"

City: "No comments"

Emergency Mgmt: No response

DOE: No Response

BH COOP: No Response

USFS: No Response

ROD: No Response

PH#11415



Drawn by JH	Date 4/24/2026	P.O. Box 446 Edgemont, SD 57735 (605)-562-5500 andersenengineers@gwtc.net
Approved by DR	Date 6/8/2026	
Scale 1"=200'	Sheet 1 of 2	File Name: LOT_6R_BIG_MEDICINE

A PLAT OF
LOTS A THRU J OF BIG MEDICINE SUBDIVISION,
LOCATED IN THE SE1/4 OF SECTION 22, THE SW1/4 OF SECTION 23, THE NW1/4 OF
SECTION 26, AND THE NE1/4 OF SECTION 27, T3S, R3E, BHM, CUSTER COUNTY,
SOUTH DAKOTA
FORMERLY LOT 6R

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.

STATE OF _____, COUNTY OF _____

I, John R. Parker, do hereby certify that I am the owner of the within described lands and that the within plat was made at my 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 _____, 2028.

John R. Parker

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 _____, 2028.

Custer County Treasurer

ACKNOWLEDGMENT OF OWNERSHIP

STATE OF _____, COUNTY OF _____

On this ____ day of _____, 2028, 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 _____

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 _____, 2028.

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.
Date: _____
Highway Authority _____

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 _____, 2028.

Custer County Auditor

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 _____, 2028.

Director of Equalization of Custer County

OFFICE OF THE REGISTER OF DEEDS

Filed for record this ____ day of _____, 2028, at _____ o'clock ____ M., and recorded in Book _____ of Plats on page _____.

Custer County Register of Deeds

		Prepared by ANDERSEN ENGINEERS <i>Land Surveyors</i>	
Drawn by JH	Date 4/24/2028	P.O. Box 446 Edgemont, SD 57735 (605) 662-6500 andersengineers@gwtc.net	
Approved by DR	Date 6/8/2028		
Scale NA	Sheet 2 of 2	File Name: LOT_6R_BIG_MEDICINE	

CUSTER COUNTY PLANNING COMMISSION
July 7, 2026

STAFF REPORT

Agenda Item No. 2

REQUEST: New Cell Tower Application

CURRENT PARCEL ID: 000532

PROPERTY CLASSIFICATION Agricultural

APPLICANTS: Elevated Towers (Jonah Snyder)

DEED HOLDER: Kelley Casa, LLC

GENERAL INFORMATION:

Applicant is requesting to install a new Cell Phone Tower.

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 15.

PLANNING DEPARTMENT COMMENTS:

INTERNAL REVIEW COMMENTS:

SD DOT: "I don't see anything adjacent to the State Highway system"

BHE: "New Subd-not in BHE Territory-no comments"

Hwy: "none"

City: "No comments"

Emergency Mgmt: No response

DOE: No Response

BH COOP: No Response

USFS: No Response

ROD: No Response

APPLICANT CERTIFICATION

Elevated Towers hereby certifies and affirms the following:

- 1. The proposed Wireless Telecommunications Facility and all associated improvements shall be constructed, operated, and maintained in a safe manner and in full compliance with all conditions of any Land Use Permit issued by Custer County, except as may be specifically modified or waived by the County in writing.**
- 2. The Applicant shall ensure that the Wireless Telecommunications Facility remains in compliance with all applicable local codes, ordinances, regulations, permit conditions, and any other requirements imposed by Custer County, as well as all applicable State and Federal laws, rules, regulations, and standards governing the construction, operation, maintenance, and use of such facilities.**
- 3. The Applicant certifies that the construction, ownership, operation, and maintenance of the proposed Wireless Telecommunications Facility are legally permissible under applicable law.**
- 4. The Applicant further certifies that it is duly authorized to conduct business in the State of South Dakota and possesses, or will obtain prior to construction, all licenses, permits, approvals, registrations, and authorizations required by applicable local, state, and federal authorities.**

Applicant Name

Jonah Snyder

Title

President

Company

Elevated Towers

Date

June 12, 2026



CUSTER COUNTY PLANNING COMMISSION
July 7, 2026

STAFF REPORT

Agenda Item No.3

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 revised variance from Ordinance #2 setback requirements from property line. Due to updated survey information from the Forest Service. The new measurements show only 1ft of set back for the North East side & 5ft for the S.W. Side. Due to flood plain & power line there is no foreseeable way to relocate the structure further. This creates clear practical hardship & respectfully ask for consideration of this updated variance of 6 inches.

February 3rd Planning Commission approved the variance of 10' setback.

February 10th County Commission approved the variance of 10' setback.

June 9th Planning Meeting. Tabled and waiting for Forest Service comments.

ORDINANCE 2 SUBDIVISION AND USE OF LAND the proposed plat ***does-not*** meet the standards as set forth in Ordinance 2.

INTERNAL REVIEW COMMENTS:

USFS: Meagan will be emailing her response.

ROD: No Response

BHE: "No issues with proposed lot line variance revision"

Hwy: "no comments"

City: "No comments"

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

Emergency Mgmt: No response

DOE: No Response

BH COOP: No Response

CUSTER COUNTY PLANNING COMMISSION
July 7, 2026

STAFF REPORT

Agenda Item No. 4

REQUEST: Preliminary Plat of:

LOTS 5A AND 5B OF H.E.S NO. 528, LOCATED IN THE S ½ NE ¼ OF SECTION 31,
T4S, R3E, BHM, CUSTER COUNTY, SOUTH DAKOTA

CURRENT PARCEL ID:005676

PROPERTY CLASSIFICATION Residential

APPLICANTS: Brian Carrico

DEED HOLDER: Brian & Lois Carrico

GENERAL INFORMATION:

This preliminary plat is proposing a lot split. Lot 5A will be 9.32 +/- acres. Lot 5B will be 6.13 +/- acres. Access to both lots is from Pass Creek Rd, which is a 66' wide public right-of-way.

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 46033C0375F 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: "I don't see anything adjacent to the State Highway system"

BHE: "Carrico lot split-not in BHE Territory-no comments"

Hwy: "none"

City: "No comments"

Emergency Mgmt: No response

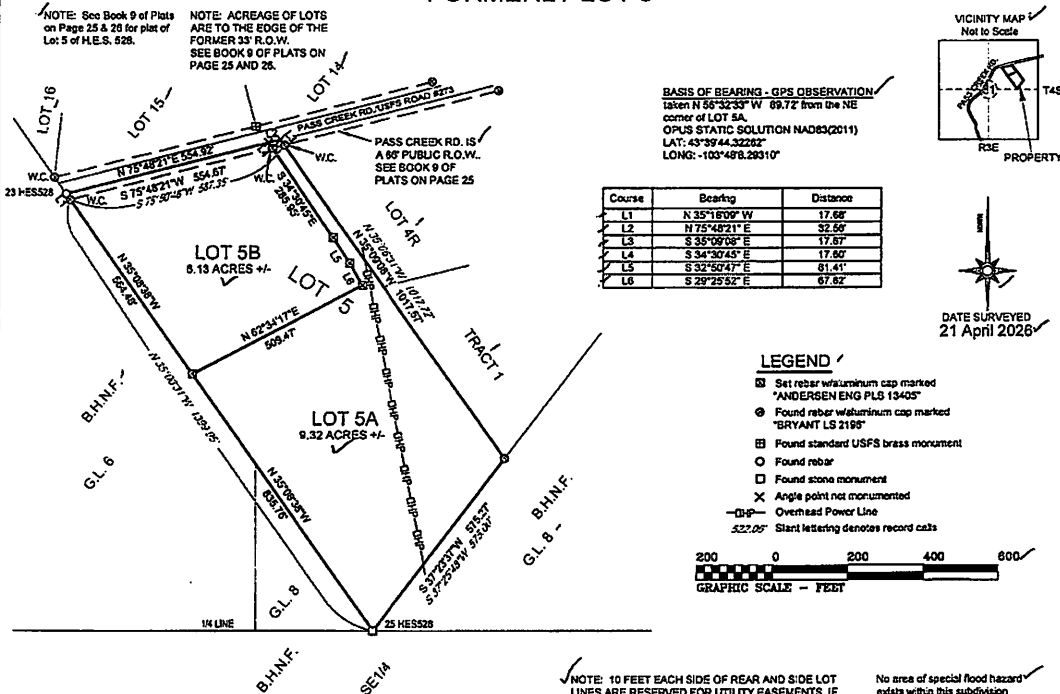
DOE: No Response

BH COOP: No Response

USFS: No Response

ROD: No Response

A PLAT OF
**LOTS 5A AND 5B OF H.E.S. NO. 528, LOCATED
 IN THE S1/2 NE1/4 OF SECTION 31, T4S, R3E,
 BHM, CUSTER COUNTY, SOUTH DAKOTA**
 FORMERLY LOT 5



6.13
 9.39
 15.46
 15.44

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 ____, 2028.

Dustin M. Ross, SDRLS No. 13405

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.

No area of special flood hazard exists within this subdivision according to Flood Hazard Insurance Rate Map Panel No. 46033C0375F, effective date: Jan. 6, 2012.

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.

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 ____, 2028.

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 ____, 2028.

Custer County Treasurer

STATE OF _____ COUNTY OF _____
 We, Brian D. Carrico and Lois M. Carrico, 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 ____, 2028.

Brian D. Carrico

Lois M. Carrico

ACKNOWLEDGMENT OF OWNERSHIP
 STATE OF _____ COUNTY OF _____
 On this ____ day of ____, 2028, 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 _____

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

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 ____, 2028.

Custer County Auditor

OFFICE OF THE REGISTER OF DEEDS
 Filed for record this ____ day of ____, 2028, at ____ o'clock ____ M., and recorded in Book ____ of Plats on page ____

Custer County Register of Deeds

Prepared by ANDERSEN ENGINEERS <i>Land Surveyors</i>		
Drawn by RW	Date 4/22/2028	P.O. Box 448 Edgemont, SD 57735 (605)-682-5500 andersenengineers@qwc.net
Approved by DR	Date 6/8/2028	
Scale 1"=200'	Sheet 1 of 1	File Name: LS_HES528

CUSTER COUNTY PLANNING COMMISSION
July 7, 2026

STAFF REPORT

Agenda Item No. 5

REQUEST: Preliminary Plat of:

LOT 8A AND LOT 8B OF HEARTLAND COUNTRY RANCHETTES SUBDIVISION,
LOCATED IN THE SE ¼ OF SECTION 35, T3S, R7E, BHM, CUSTER COUNTY,
SOUTH DAKOTA

CURRENT PARCEL ID:10890

PROPERTY CLASSIFICATION Residential

APPLICANTS: Brian Weaver

DEED HOLDER: Brian & Shawn Weaver

GENERAL INFORMATION:

This preliminary plat is proposing a lot split. Lot 8A will be 8.392 +/- acres. Lot 8B will be 1.610 +/- acres. Access to both lots is from Wapiti Road, which is a 66' wide public right of way.

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 46033C0500F 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: "I don't see anything adjacent to the State Highway system"

BHE: "Weaver lot split-not in BHE Territory-no comments"

Hwy: "none"

City: "No comments"

Emergency Mgmt: No response

DOE: No Response

BH COOP: No Response

USFS: No Response

ROD: No Response

PH 10890

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 plot.

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 plot of the above described lands, and it appearing to this Board that the system of streets conforms to the system of streets of existing plots 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 plot and survey have been lawfully executed; now and therefore, BE IT RESOLVED that said plot 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 CUSTER }

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 HWY/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__.

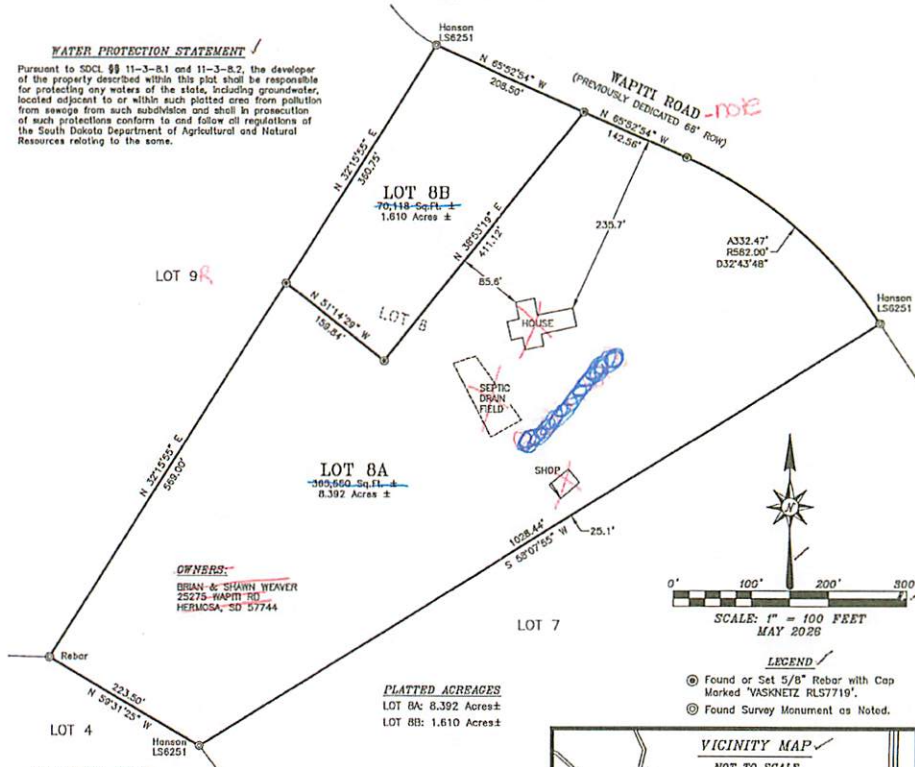
at ____ o'clock ____ M., and recorded in Book of Plots ____ Page ____.

Custer County Register of Deeds

**Preliminary Plat of
Lot 8A and Lot 8B of Heartland Country Ranchettes Subdivision.
Formerly Lot 8 of Heartland Country Ranchettes Subdivision.
Located in the SE1/4 Section 35, Township 3 South, Range 7 East, Black Hills Meridian, Custer County, South Dakota.**

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 plotted 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 Agricultural and Natural Resources relating to the same.

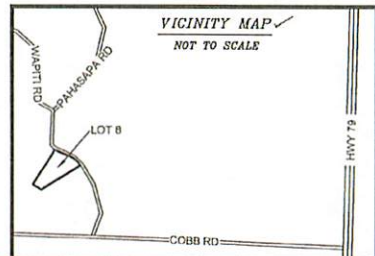


OWNERS:
BRIAN & SHAWN WEAVER
25275-WAPITI RD
HERMOSA, SD 57744

PLATTED ACRES
LOT 8A: 8.392 Acres ±
LOT 8B: 1.610 Acres ±

SURVEYOR'S NOTES

- 1) A. BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE SOUTH NAD83/2011 COORDINATE SYSTEM SOUTH DAKOTA STATE PLANE COORDINATE ZONE NORTH, DETERMINED BY GPS OBSERVATIONS.
B. NAVD-83 DATUM
C. CSF: 0.99974057
D. GEOID: GEOID 18
E. UNITS: US SURVEY FEET
- 2) Flood Insurance Rate Map Panel 48033C0500F, with an effective date of 01/06/2012, indicates a No Flood Hazard presence, Zone X, within the subdivision area represented on this plot.
- 3) Documents of Record Plat Book: 11 Page: 877.
- 4) Utility Easement: 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.



SURVEYOR'S CERTIFICATE

I, Sharon E. Vasknetz, 2305 Junction Ave., being a Registered Land Surveyor in the State of South Dakota, do hereby state that at the request of the Owner listed hereon, I have surveyed and plotted the property shown and described hereon. I have marked upon the ground the boundaries in the manner shown, and that the 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__.

Sharon E. Vasknetz
Registered Land Surveyor No. 7719

OWNER'S CERTIFICATE

We, Brian Weaver and Shawn Weaver, do hereby certify that we are the Owners of the land shown and described hereon and that we do authorize and do join in and approve the 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 hereon is dedicated to public use.

IN WITNESS WHEREOF
We hereunto set our hands

Dated this ____ Day of ____, 20__.

Brian Weaver, Owner ✓ Shawn Weaver, Owner ✓

ACKNOWLEDGEMENT OF OWNERS

STATE OF SOUTH DAKOTA }

COUNTY OF _____ }

Dated this ____ day of ____, 20__, before me, the undersigned officer, personally appeared Brian Weaver and Shawn Weaver, known to me to be the persons 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. 26-088

CUSTER COUNTY PLANNING COMMISSION

July 7, 2026

STAFF REPORT

Agenda Item No. 6

REQUEST: Preliminary Plat of:

TRACT WILLIAMS REVISED OF SWEDLUND SUBDIVISION, LOCATED IN THE W ½
NE ¼ OF SECTION 17, T4S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

CURRENT PARCEL ID:006014 & 006015

PROPERTY CLASSIFICATION Residential

APPLICANTS: Windsong Valley, LLC

DEED HOLDER: Windsong Valley, LLC

GENERAL INFORMATION:

This preliminary plat is proposing a lot consolidation. Tract Williams & Tract Hatcher will become Tract Williams Revised 28.19 +/- acres. Access is from Hay Creek Rd which is a 50' Public right of way and Meadowlark Lane which is a 50 wide right of way.

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 46033C0400F 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: "I don't see anything adjacent to the State Highway system"

BHE: "Lot consolidation-not in BHE Territory-no comments"

Hwy: "none"

City: "No comments"

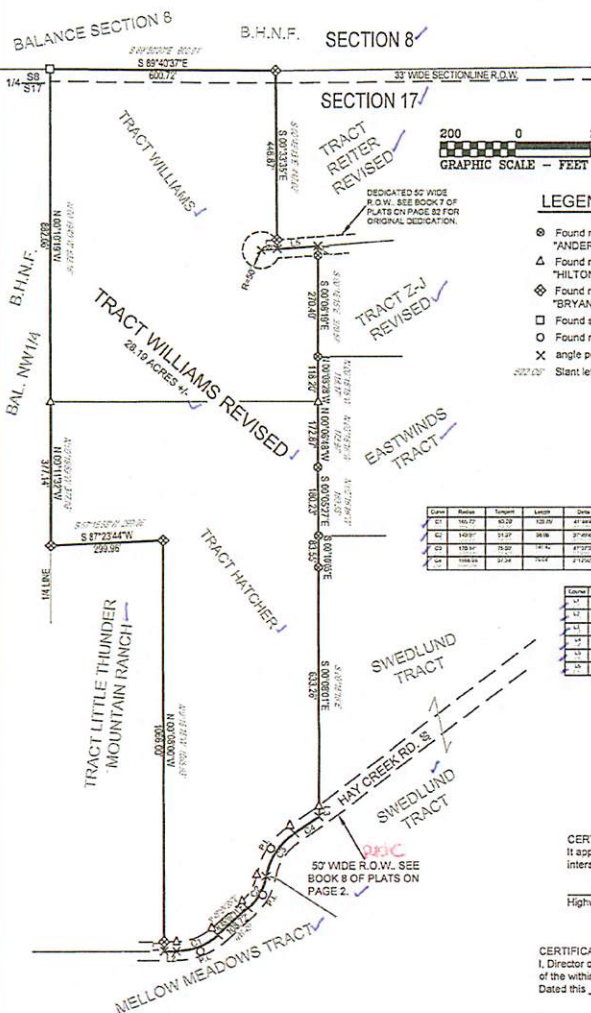
Emergency Mgmt: No response

DOE: No Response
BH COOP: No Response
USFS: No Response
ROD: No Response

6015
6014

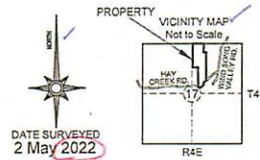
13.81
15.60
28.81

A PLAT OF
TRACT WILLIAMS REVISED OF SWEDLUND
SUBDIVISION, LOCATED IN THE W1/2 NE1/4 OF SECTION
17, T4S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA
FORMERLY TRACT WILLIAMS AND TRACT HATCHER



NOTE: See Book 11 of
Plats on Page 497 for plat of
Tract Williams of
Swedlund Subdivision.

NOTE: See Book 11 of
Plats on Page 302 for plat of
Tract Hatcher of
Swedlund Subdivision.



DATE SURVEYED
2 May 2022

BASIS OF BEARING - GPS OBSERVATION
taken N 58°26'06" E 280.81' from the SW
corner of Tract Williams Revised on the North
ROW line of Hay Creek Rd.
OPUS STATIC SOLUTION NAD83(2011)
LAT: 43°42'12.445" N
LONG: -103°39'58.09112" W

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.

No area of special flood hazard exists within this
subdivision according to Flood Hazard
Insurance Rate Map Panel No. 4003300400P,
effective date: Jan. 8, 2012.

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.

Chain	Range	Length	Area	Chain	Range	Length	Area
1	100.00	0.39	10.00	1	100.00	0.39	10.00
2	100.00	0.39	10.00	2	100.00	0.39	10.00
3	100.00	0.39	10.00	3	100.00	0.39	10.00
4	100.00	0.39	10.00	4	100.00	0.39	10.00

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

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 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 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

STATE OF _____ COUNTY OF _____
Windsong Valley, LLC, does hereby certify that it is the owners of the within described lands and that the
within plat was made at its 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.

Windsong Valley, LLC

ACKNOWLEDGMENT OF OWNERSHIP
STATE OF _____ COUNTY OF _____
On this ___ day of ___, 2026, before me, the undersigned officer, personally appeared _____
who acknowledged him/herself to be a member of Windsong Valley, LLC,
a Limited Liability Company, and that s/he, as such member being authorized so to do, executed the foregoing
instrument for the purposes therein contained, by signing the name of the corporation by him/herself as member.
IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public
My commission expires _____

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

ANDERSEN ENGINEERS
Land Surveyors

Drawn by RW	Date 5/5/2025	P.O. Box 446 Edgemont, SD 57735 (605)-662-5500 andersenengineers@gwc.net
Approved by DR	Date 6/15/2026	
Scale 1"=200'	Sheet 1 of 1	File Name: TR_HATCHER_WILLIAMS