

CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday July 7th, 2026

Planning Commission members present:

Roland Bauer, Corey Lewis, Juliann Gramkow, Jeremiah Witcher, Frank Urrutia, Mark Hartman, Peg Ryan

Planning Department Staff Present: Terri Kester, Laura Rosane

Guests Present: Mike Busskohl-Commissioner, Mike Linde-Commissioner, Lucas Kretschmar, Teri Morgan, Patricia Conway, Mark Nielsen, Elmer Claycomb, John Parker, Scott Jones, Kaileen Kawanescayuga, members from the Lucky Strike and Big Medicine road districts

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

Motion by Peg, seconded by Gramkow, to approve the minutes of the Regular meeting of June 9th, 2026, as presented. Unanimous vote of approval.

Conflict of Interest Declaration: Lewis #3, Urrutia #6, Bauer #6

Public Comment: None

Permit Petition and Plat Review:

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.

-Concerns were voiced by many who live in the area about the water availability for all those lots and the maintenance of the current roads leading to it with the added density.

Motion by Ryan, seconded by Gramkow, to approve this plat contingent that the roads are built to county spec before commission approval or a road bond is applied for. Also, the private easement is taken away and make access to Lot J bigger. Unanimous vote of approval.

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Tuesday July 7th, 2026

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

Motion by Hartman, seconded by Gramkow, to recommend approval of this Cell Tower Request to the Custer County Commission without conditions. Unanimous vote of approval.

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').

Motion by Ryan, seconded by Urrutia, to deny this variance request. Unanimous vote to deny, Lewis abstaining.

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

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

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

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

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

Motion by Lewis, seconded by Whitcher, to recommend approval of this plat to the Custer County Commission without conditions. Unanimous vote of approval, Urrutia and Bauer abstaining.

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Tuesday July 7th, 2026

Discussion: Planning Commission appreciation dinner in September.

Items from Members: None

Adjourn.

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

Terri Kester
Planning Director

Attest
Laura Rosane