

AGENDA
CUSTER COUNTY PLANNING COMMISSION
REGULAR MEETING OCTOBER 6, 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 September 1st, 2026 Meeting

B. Conflict of Interest Declaration

C. Public Comment

D. PERMIT, PETITION AND PLAT REVIEW:

AGENDA ITEM #1:

PRELIM/FINAL PLAT OF: PLAT UNIT 73B REVISED AND TERRY TRACT 2, LOCATED IN THE NW ¼ OF SECTION 30, T6S, R9E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: Terry Stombaugh

Current Parcel ID: 003634 & 003694

AGENDA ITEM #2:

PRELIM/FINAL PLAT OF: DRAWBERT TRACT OF WILLOW CREEK SUBDIVISION, LOCATED IN THE SE ¼ OF SECTION 7, THE SW ¼ SW ¼ OF SECTION 8, AND THE NW ¼ NW ¼ OF SECTION 17, T3S, R5E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: John & Helen Drawbert

Current Parcel ID: 013810 & 013811

AGENDA ITEM #3:

VARIANCE REQUEST: *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: Johnny Couch

Current Parcel ID: 004448

AGENDA ITEM #4:

PRELIM/FINAL PLAT OF: LOTS A1, B1, B2, C1, E1, & E2 OF THE HOMESTEAD SUBDIVISION, LOCATED IN THE SE ¼ OF SECTION 10 AND NE ¼ OF SECTION 15, T5S, R5E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: Rodney Converse & STC Holdings, LLC

Current Parcel ID: 015991, 015992, 015993 & 015995

AGENDA ITEM #5:

SECTION LINE IMPROVEMENT:

SW ¼ & N ½ SE ¼ of Section 13 and Balance of NW ¼ of Section 24 and W ½ NW ¼ NW ¼ of Section 24, all within T3S, R7E, BHM, Custer County, South Dakota.

Applicants: Kenneth & Kathleen Larus

Current Parcel ID: 000872, 000937 & 014357

AGENDA ITEM #6:

CELL TOWER MODIFICATION

LITTLE TETON SUBD - BLS - LOT 3 IN NW ¼ NE ¼, SECTION 27, T3S, R4E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Applicants: T-Mobile (Sylvette Cuezon)

Current Parcel ID: 006754

AGENDA ITEM #7:

2027 PLANNING COMMISSION MEETING SCHEDULE

E. Discussion Items:

F. Items from Members:

Meeting Adjourned

The next Planning Commission meeting will be held at 4:00 P.M. on Tuesday November 10, 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 September 1st, 2026

Planning Commission members present:

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

Planning Department Staff Present: Terri Kester, Laura Rosane

Guests Present: Mike Busskohl-Commissioner, Patricia Conway, Mike Sullivan, Brian Gauthier

Acting Chair Phillip Abernathy called the meeting to order at 4:00 PM in the Commissioner's room of the Custer County Courthouse.

Pledge Of Allegiance

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

Motion by Hartman, seconded by Urrutia, to approve the minutes of the Regular meeting of August 4th, 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: LOTS A, B, C & D OF BORDERLANDS SUBDIVISION, LOCATED IN THE SE ¼ OF SECTION 24, T3S, R7E, BHM, CUSTER COUNTY, SOUTH DAKOTA

Motion by Hartman, seconded by Urrutia, to approve this plat to the Custer County Commission with the condition of getting road bond. Unanimous vote of approval.

2. VARIANCE REQUEST: *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').*

-Discussion was held by the property owner and commission on the reason for this variance. He admitted that the contractor didn't call to get the setback requirements, however he ended up running into large rock and it made it difficult to get the concrete poured.

CUSTER COUNTY PLANNING COMMISSION MEETING MINUTES

Tuesday September 1st, 2026

-Commission would like the planning department to hear from adjoining neighbor before it goes to County Commission

Motion by Lewis, seconded by Hartman, to recommend approval of this variance to the Custer County Commission without conditions. Whitcher Aye; Ryan and Urrutia Nae. Motion passed.

3. SECTION LINE IMPROVEMENT:

SW ¼ & N ½ SE ¼ of Section 13 and Balance of NW ¼ of Section 24 and W ½ NW ¼ NW ¼ of Section 24, all within T3S, R7E, BHM, Custer County, South Dakota.

Motion by Lewis, seconded by Ryan, to table this section line improvement until notification letters are sent to adjoining neighbors. Unanimous vote to table.

4. PRELIM/FINAL PLAT OF: LOTS 1, 2 & 3 OF WESTWIND PINES SUBDIVISION, LOCATED IN THE NE ¼ SW ¼ and NW ¼ SE 1/4 OF SECTION 33, T6S, R5E, BHM, CUSTER COUNTY, SOUTH DAKOTA.

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

Discussion: It was discussed that for all variances that all planning commission members should go out to the properties for viewing to see if the variance request is valid according to our ordinance. They don't want to set a precedence that they approve them all, it is case by case.

Items from Members: None

Adjourn.

Motion by Hartman, and seconded by Lewis, to adjourn the meeting at 4:27 p.m.

Terri Kester
Planning Director

Attest
Laura Rosane

CUSTER COUNTY PLANNING COMMISSION
October 6, 2026

STAFF REPORT

Agenda Item No. 1

REQUEST: Preliminary Plat of:

PLAT UNIT 73B REVISED AND TERRY TRACT 2, LOCATED IN THE NW ¼ OF SECTION 30, T6S, R9E, BHM, CUSTER COUNTY, SOUTH DAKOTA

CURRENT PARCEL ID:003634 & 003694

PROPERTY CLASSIFICATION Agricultural

APPLICANTS: Terry Stombaugh

DEED HOLDER: Terry Stombaugh

GENERAL INFORMATION:

This preliminary plat is proposing a lot split of an aliquot parcel. Plat Unit 73B Revised 75.42+/- acres. Terry Tract 2 32.64 +/- acres. Access to the lots is from 148th Avenue which is a 66' wide public R.O.W.

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 46033C008000F & 46033C1050F 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:

Corrections to that acreage.

Section Line needs to be opened and improved.

INTERNAL REVIEW COMMENTS:

SD DOT: "No comments from DOT. It does not appear that any of these are adjacent to the State Highway"

BHE: "Outside BHE Territory – no comments"

City: "No comments"

BH COOP:"BHEC has no comments on these"

Hwy: No response

ROD: No Response

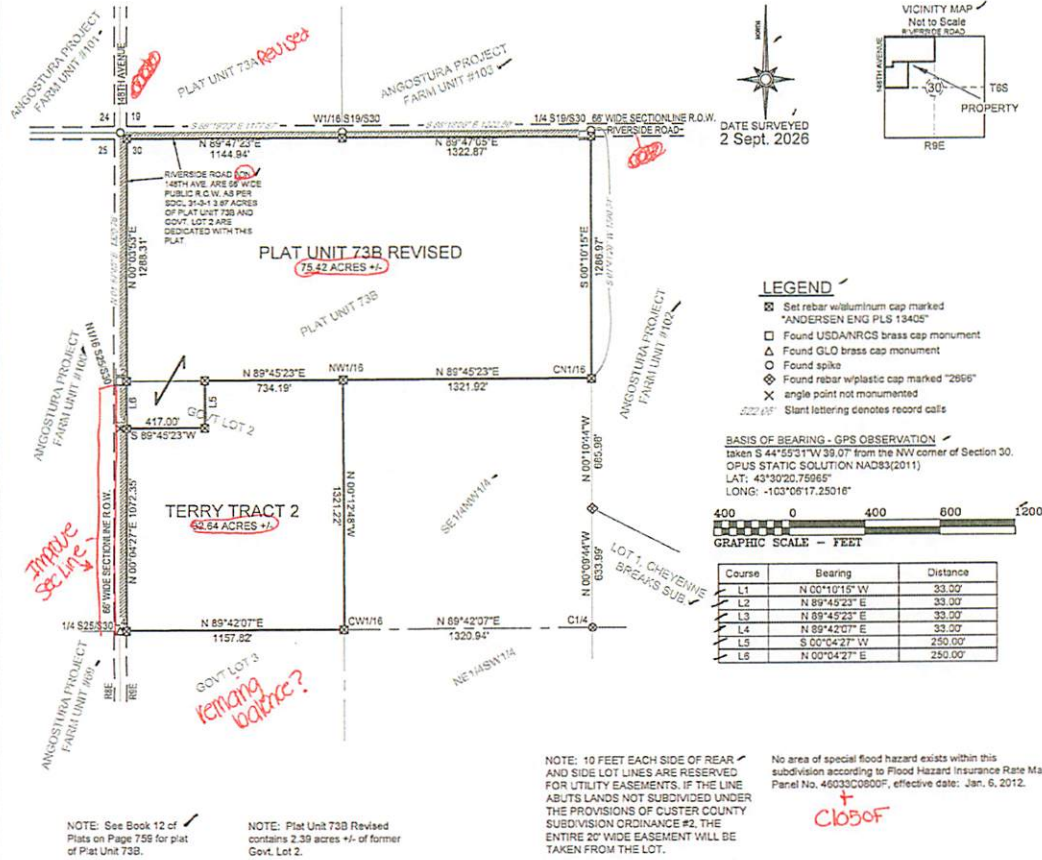
Emergency Mgmt: No Response

DOE: No Response

USFS: No Response

3634
3694

A PLAT OF
PLAT UNIT 73B REVISED AND TERRY TRACT
LOCATED IN THE NW1/4 OF SECTION 30, T6S, R9E,
BHM, CUSTER COUNTY, SOUTH DAKOTA
Formerly Plat Unit 73B of Angostura Project and Government Lot 2-3?



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

STATE OF _____ COUNTY OF _____
I, Terry Gale Stombaugh, 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 _____, 2026.

Terry Gale Stombaugh

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 _____

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

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

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.

Chairperson, Custer County Board of Commissioners

Custer County Auditor

Drawn by JH	Date 9/14/2026
Approved by DR	Date 9/15/2026
Scale 1"=400'	Sheet 1 of 1
P.O. Box 446 Edgemont, SD 57735 (605)-662-5500 andersenengineers@gwtc.net File Name: S30_T9S_R9E	

75.90
75.42
.48

CUSTER COUNTY PLANNING COMMISSION

October 6, 2026

STAFF REPORT

Agenda Item No. 2

REQUEST: Preliminary Plat of:

DRAWBERT TRACT OF WILLOW CREEK SUBDIVISION, LOCATED IN THE SE ¼ OF SECTION 7, THE SW ¼ SW ¼ OF SECTION 8, AND THE NW ¼ NW ¼ OF SECTION 17, T3S, R5E, BHM, CUSTER COUNTY, SOUTH DAKOTA

CURRENT PARCEL ID:013810 & 013811

PROPERTY CLASSIFICATION Residential

APPLICANTS: John & Helen Drawbert

DEED HOLDER: John & Helen Drawbert Trustee

GENERAL INFORMATION:

This preliminary plat is proposing a lot consolidation. Tract Don & Gary will become Drawbert Tract 46.85 +/- acres. Access is from a 66' wide dedicated public R.O.W

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 46033C0125F 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:

Need to show the public access.

INTERNAL REVIEW COMMENTS:

SD DOT: "No comments from DOT. It does not appear that any of these are adjacent to the State Highway"

BHE: "Lot consolidation-no issues with combining lots"

City: "No comments"

BH COOP:"BHEC has no comments on these"

Hwy: No response

ROD: No Response

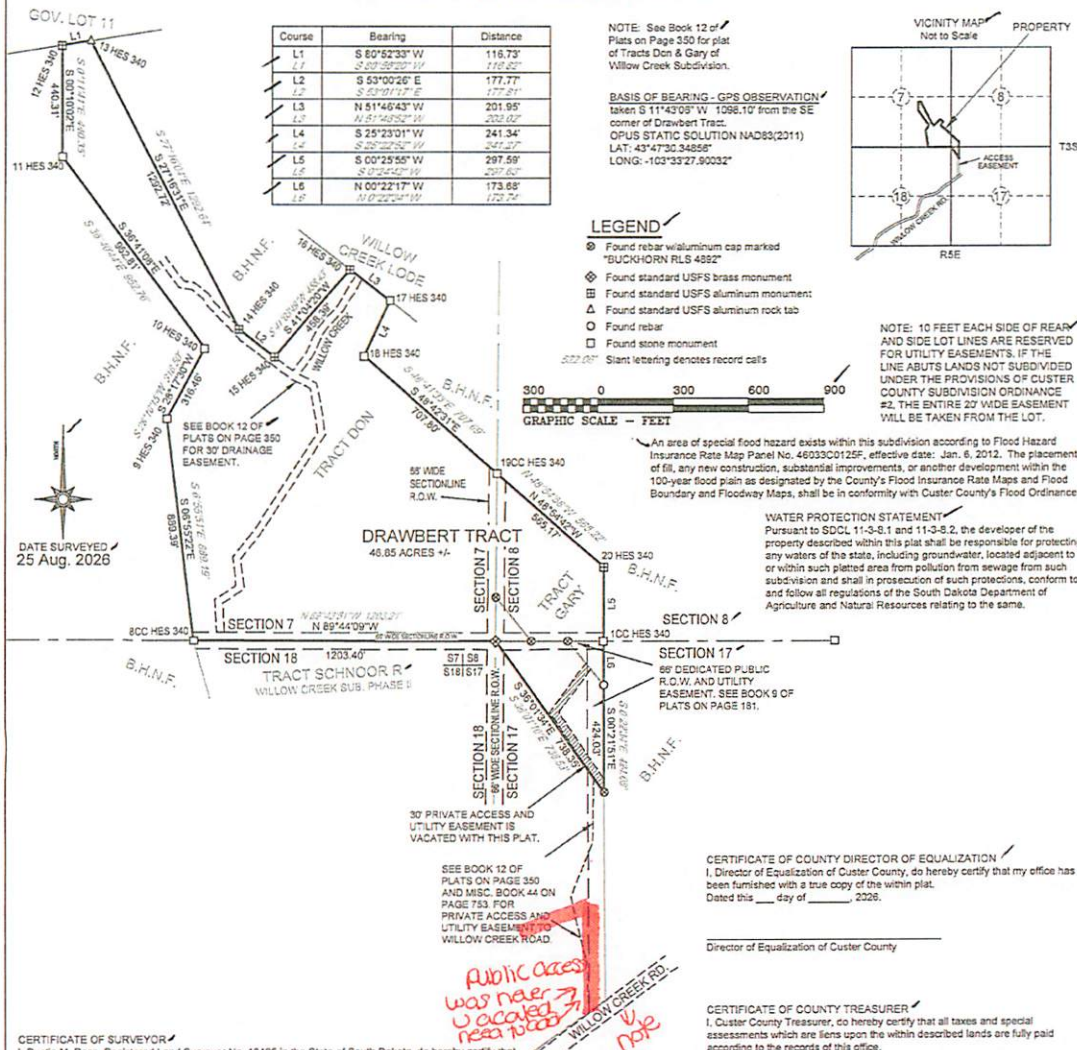
Emergency Mgmt: No Response

DOE: No Response

USFS: No Response

13810
13811

A PLAT OF
DRAWBERT TRACT OF WILLOW CREEK SUBDIVISION,
LOCATED IN THE SE1/4 OF SECTION 7, THE SW1/4 SW1/4
OF SECTION 8, AND THE NW1/4 NW1/4 OF SECTION 17,
T3S, R5E, BHM, CUSTER COUNTY, SOUTH DAKOTA
FORMERLY TRACT DON & TRACT GARY



CERTIFICATE OF SURVEYOR
I, Dustin M. Ross, Registered Land Surveyor No. 13425 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. 13425

STATE OF _____ COUNTY OF _____
The John P. & Helen S. Drawbert Revocable Grantor Trust(a.k.a. The John and Helen Drawbert Revocable Grantor Trust), does hereby certify that it is the owner 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.

John P. Drawbert(a.k.a. John Drawbert) (TRUSTEE)

Helen T. Drawbert(a.k.a. Helen Drawbert) (TRUSTEE)

ACKNOWLEDGMENT OF OWNERSHIP
STATE OF _____ COUNTY OF _____
On this ____ day of ____, 2026, before me, the undersigned officer, personally appeared John P. Drawbert(a.k.a. John Drawbert) and Helen T. Drawbert(a.k.a. Helen Drawbert), Trustees of The John P. & Helen S. Drawbert Revocable Grantor Trust(a.k.a. The John and Helen Drawbert Revocable Grantor Trust), known to me or satisfactorily proven to be the person described in the foregoing instrument, and acknowledged that she executed the same in the capacity therein stated and for the purposes therein contained.
IN WITNESS WHEREOF I 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

NOTE: See Book 12 of Plats on Page 350 for plat of Tracts Don & Gary of Willow Creek Subdivision.

BASIS OF BEARING - GPS OBSERVATION
taken S 11°43'08" W 1096.10' from the SE corner of Drawbert Tract.
OPUS STATIC SOLUTION NAD83(2011)
LAT: 43°47'30.34558"
LONG: -102°55'27.90032"

LEGEND

- Found rebar w/aluminum cap marked "BUCKHORN RLS 4892"
- Found standard USFS brass monument
- Found standard USFS aluminum monument
- Found standard USFS aluminum rock tab
- Found rebar
- Found stone monument
- Slant lettering denotes record calls

GRAPHIC SCALE - FEET
300 0 300 600 900

An area of special flood hazard exists within this subdivision according to Flood Hazard Insurance Rate Map Panel No. 46033C0125F, 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.

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 ____, 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

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:

RESOLUTION OF THE CITY COUNCIL - County
Whereas there has been presented to the City Council of Custer, South Dakota, the within plat of the above described lands, and it appearing to the Council that said plat conforms to the existing plats of said City, that the streets set forth therein conforms to the system of streets of the municipality, that all provisions of the subdivision regulations have been complied with, that all taxes and special assessments upon the tract have been fully paid, and that said plat and the survey thereof have been executed according to law, now therefore,
BE IT RESOLVED, that said plat is hereby approved in all respects.
Dated at Custer, South Dakota this ____ day of ____, 2026.

Mayor

CERTIFICATE OF CITY FINANCE OFFICER - Auditor

I, Finance Officer of the City of Custer, South Dakota, do hereby certify that the foregoing instrument is a true and correct copy of the resolution adopted by the City Council of Custer, South Dakota at a meeting held on the ____ day of ____, 2026.

Custer City Finance Officer

Prepared by
ANDERSEN ENGINEERS
Land Surveyors

Drawn by R.W.	Date 9/2/2026	P.O. Box 448 Edgemont, SD 57735 (605)-562-5500 andersenengineers@gwc.net
Approved by DR	Date 9/17/2026	
Scale 1"=300'	Sheet 1 of 1	File Name: TR_DON_WILLOW_CREEK

CUSTER COUNTY PLANNING COMMISSION

October 6, 2026

STAFF REPORT

Agenda Item No. 3

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: 004448

PROPERTY CLASSIFICATION Residential

APPLICANT: Johnny Couch

DEED HOLDER: Scott & Kelly Eastman

GENERAL INFORMATION:

Applicant is requesting a variance from Ordinance #2 setback requirements from the Right-of Way boundary. Applicant would like to build a garage with apartment 6' from the right-of-way boundary Fobaire Ranch Rd, which is a 33' public row.

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 Variance ***does not*** meet the standards as set forth in Ordinance 2.

ORDINANCE 6 FLOOD DAMAGE PROTECTION: Firm Panel 46033C0095F 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: "No comments from DOT. It does not appear that any of these are adjacent to the State Highway"

BHE: "variance set back-no issues with variance from setback requirements"

City: "No comments"

BH COOP: "BHEC has no comments on these"

Hwy: No response

ROD: No Response

Emergency Mgmt: No Response

DOE: 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, Scott + Kelly Eastman 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: _____

ACREAGE: 4.00

REASON FOR VARIANCE REQUESTED: Building Garage/Apartment
and want to utilize existing septic system, placement
of building for septic to work and foundation
Dig far enough from Rock outcropping

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.

Scott Eastman
Landowner(s) signature

8/18/2026
Date

FEE PAID: \$ 250.00 STAFF INITIALS TR



004451

004448

012770

LITTLE ITALY RD

22

PLAT OF
TRACTS 1, 2, 3, 4, 5, & 6 OF LOT 24
OF TOMPKINS SUBDIVISION
LOCATED IN GOV. LOT NO. 4 AND THE
NE 1/4 OF SW 1/4 OF SEC. 22, T3S, R4E, BHM
CUSTER COUNTY, SOUTH DAKOTA

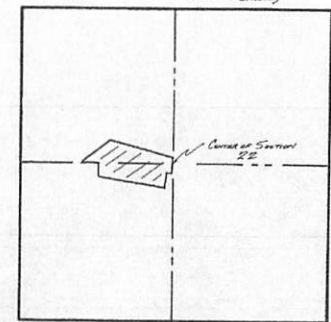
Scale 1"=100'



LEGEND

- SET REBAR WITH CAP MARKED BRYANT R.L.S. 2176
- ⊙ FOUND BLM BRASS CAP
- FOUND REBAR W/ CAP MARKED FRANCIS-MEADOW 1019
- (R) DENOTES RECORDED INFORMATION
- ⊙ DENOTES WALL
- BLM FIELD BEARINGS & RECORDS INFORMATION
- PLAT OF LOT 24, 7 PLATS PAGE 28
- CUSTER CO., S. DAK.

VICINITY MAP
(NO SCALE)



BRYANT SURVEYING
CUSTER, SOUTH DAKOTA Oct. 1977

18
4471



CUSTER COUNTY PLANNING COMMISSION

October 6, 2026

STAFF REPORT

Agenda Item No. 4

REQUEST: Preliminary Plat of:

LOTS A1, B1, B2, C1, E1, & E2 OF THE HOMESTEAD SUBDIVISION, LOCATED IN THE SE ¼ OF SECTION 10 AND NE ¼ OF SECTION 15, T5S, R5E, BHM, CUSTER COUNTY, SOUTH DAKOTA

CURRENT PARCEL ID: 015991, 015992, 015993 & 015995

PROPERTY CLASSIFICATION Residential

APPLICANTS: Rodney Converse & STC Holdings, LLC

DEED HOLDER: Elk Canyon Investments, LLC & STC Holdings, LLC

GENERAL INFORMATION:

This preliminary plat is proposing a lot split & lot line adjustment. Lot A1 3.00 +/- acres, Lot B2 1.47 +/- acres, Lot B 2.00 +/- acres, Lot C1 2.11 +/- acres, Lot E1 2.11 +/- acres & Lot E2 2.11 +/- acres. Access to lots is from Beaver Creek Rd & Settlers Trail both are 66' wide public access.

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 46033C0700F 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: "No comments from DOT. It does not appear that any of these are adjacent to the State Highway"

BHE: "Outside BHE Territory – no comments"

City: "No comments"

BH COOP: "BHEC has no comments on these"

Hwy: No response

ROD: No Response

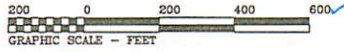
Emergency Mgmt: No Response

DOE: No Response

USFS: No Response

A PLAT OF
LOTS A1, B1, B2, C1, E1, & E2 OF THE HOMESTEAD SUBDIVISION,
 LOCATED IN THE SE1/4 OF SECTION 10 AND NE1/4 OF SECTION 15,
 T5S, R5E, BHM, CUSTER COUNTY, SOUTH DAKOTA
 FORMERLY LOTS A, B, C & E

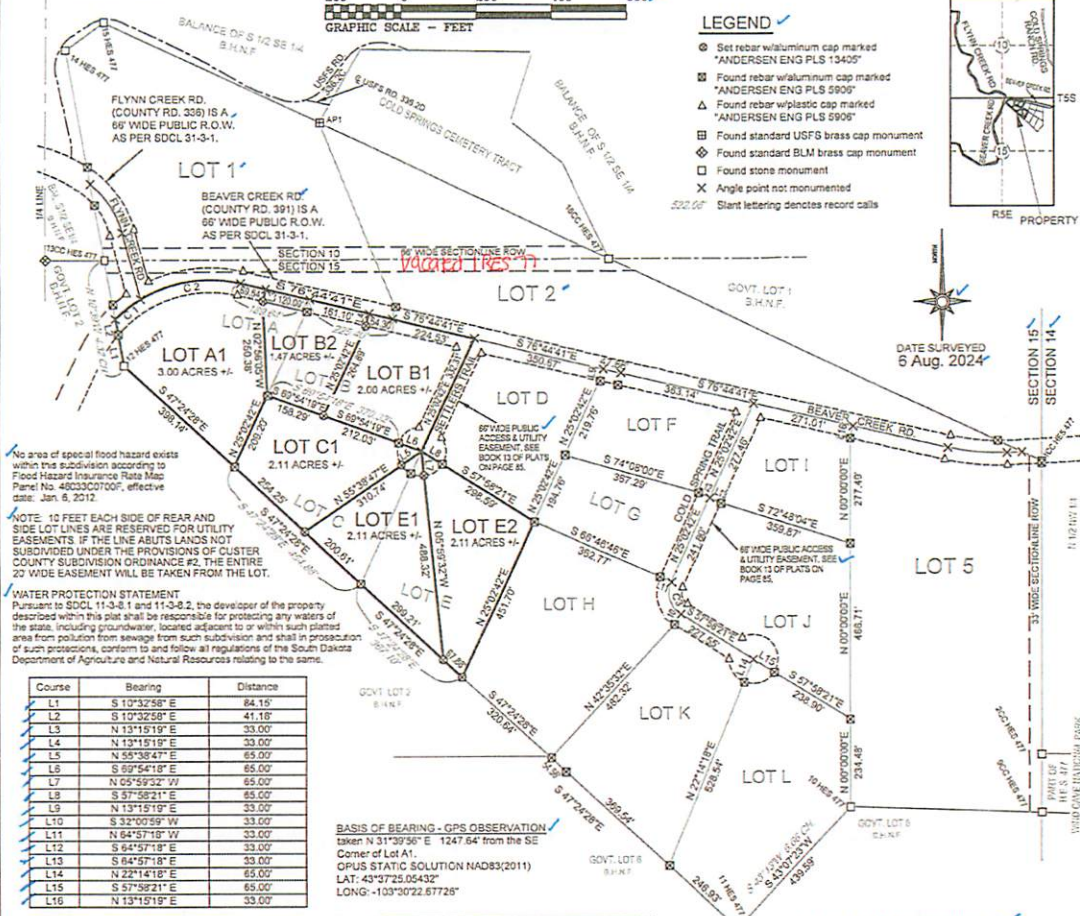
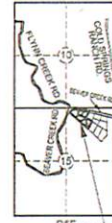
NOTE: FOR A PLAT OF LOTS
 A THRU L SEE BOOK 13 OF
 PLATS ON PAGE 85.



LEGEND

- Set rebar w/aluminum cap marked "ANDERSEN ENG PLS 13405"
- Found rebar w/aluminum cap marked "ANDERSEN ENG PLS 5906"
- ▲ Found rebar w/plastic cap marked "ANDERSEN ENG PLS 5906"
- Found standard USGS brass cap monument
- Found standard BLM brass cap monument
- Found stone monument
- X Angle point not monumented
- Slant lettering denotes record calls

VICINITY MAP
 Not to Scale



No area of special flood hazard exists within this subdivision according to Flood Hazard Insurance Rate Map Panel No. 4803300700F, 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 AND IS 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 plat area from pollution from sewage from such subdivision and shall in prosecution of such protection, conform to and follow all regulations of the South Dakota Department of Agriculture and Natural Resources relating to the same.

Course	Bearing	Distance
L1	S 10°32'58" E	84.15'
L2	S 10°32'58" E	41.18'
L3	N 13°15'19" E	33.00'
L4	N 13°15'19" E	33.00'
L5	N 55°38'47" E	65.00'
L6	S 69°54'18" E	65.00'
L7	N 05°59'32" W	65.00'
L8	S 57°58'21" E	65.00'
L9	N 13°15'19" E	33.00'
L10	S 32°05'59" W	33.00'
L11	N 64°57'18" W	33.00'
L12	S 64°57'18" E	33.00'
L13	S 64°57'18" E	33.00'
L14	N 22°14'18" E	65.00'
L15	S 57°58'21" E	65.00'
L16	N 13°15'19" E	33.00'

BASIS OF BEARING - GPS OBSERVATION
 taken N 31°39'36" E 1247.64' from the SE Corner of Lot A1.
 OPUS STATIC SOLUTION NAD83(2011)
 LAT: 43°37'25.05432"
 LONG: -103°30'22.67728"

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	353.00'	42.78'	85.11'	13°48'54"	16°13'32"	84.91'	N 51°40'19" E
C2	353.00'	145.05'	275.25'	44°40'33"	16°13'32"	268.33'	N 80°55'02" E
C3	67.80'	58.99'	98.23'	83°00'43"	84°30'40"	86.85'	S 16°27'49" E

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.

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 and 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 ____, 2025.

Dustin M. Ross, SDRLS No. 13405

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 ____, 2025.

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 ____, 2025.

Custer County Treasurer

STATE OF _____ **COUNTY OF** _____
 Elk Canyon Investments, LLC, do 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 ____, 2025.

ACKNOWLEDGMENT OF OWNERSHIP
 STATE OF _____ COUNTY OF _____
 On this the ____ day of ____, 2025, before me, the undersigned officer, personally appeared _____, who acknowledged himself to be a member of Elk Canyon Investments, LLC, a Limited Liability Company, and that 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 himself as member.
 IN WITNESS WHEREOF I hereunto set my hand and official seal.

Notary Public My commission expires _____

STATE OF _____ **COUNTY OF** _____
 STC Holdings, 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 ____, 2025.

ACKNOWLEDGMENT OF OWNERSHIP
 STATE OF _____ COUNTY OF _____
 On this the ____ day of ____, 2025, before me, the undersigned officer, personally appeared _____, who acknowledged himself to be a member of STC Holdings, LLC, a Limited Liability Company, and that 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 himself as member.
 IN WITNESS WHEREOF I hereunto set my hand and official seal.

Notary Public My commission expires _____

OFFICE OF THE REGISTER OF DEEDS
 Filed for record this ____ day of ____, 2025, at ____ o'clock ____ M., and recorded in Book ____ of Plats on page ____.

Custer County Register of Deeds

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 ____, 2025.

Chairperson, Custer County Board of Commissioners

Custer County Auditor

ANDERSEN ENGINEERS
 Land Surveyors

Drawn by RWDR	Date 8/24/2025	P.O. Box 448 Edgemont, SD 57735 (605)-662-5500 andersenengineers@gwtc.net
Approved by DR	Date 9/5/2025	
Scale 1"=200'	Sheet 1 of 1	File Name: L_A_B_HES_477

CUSTER COUNTY PLANNING COMMISSION
October 6, 2026

STAFF REPORT

Agenda Item No. 5

REQUEST: Section Line Improvement

CURRENT PARCEL ID: 000872, 000937 & 014357

PROPERTY CLASSIFICATION Agricultural

APPLICANTS: Kenneth & Kathleen Larus

DEED HOLDER: Kenneth & Kathleen Larus & Borderlands Corp & Tadd Surring

GENERAL INFORMATION:

Applicant is petitioning to improve a portion of a 66' wide Section Line Highway Right-of-Way starting at the end of Missile Rd W; located in the SW ¼ of Section 13 and Balance of NW ¼ of Section 24 and W ½ NW ¼ NW ¼ of Section 24, all within T3S, R7E, BHM, Custer County, South Dakota.

PLANNING DEPARTMENT COMMENTS: Certified letter was sent to adjacent landowners with one landowner receiving the letter with no response. The other letter has not been received.

INTERNAL REVIEW COMMENTS:

ROD: "Correct legal to remove N2SE4 of Sec 13. Work is not being done within this description. Looks Good"

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

BHE: "BHE has a 230kV Transmission line in this area- see no issues with the section line road improvement proposed."

Hwy: "County Commission will have to decide on a bond amount to be collected. Proposal & plan included."

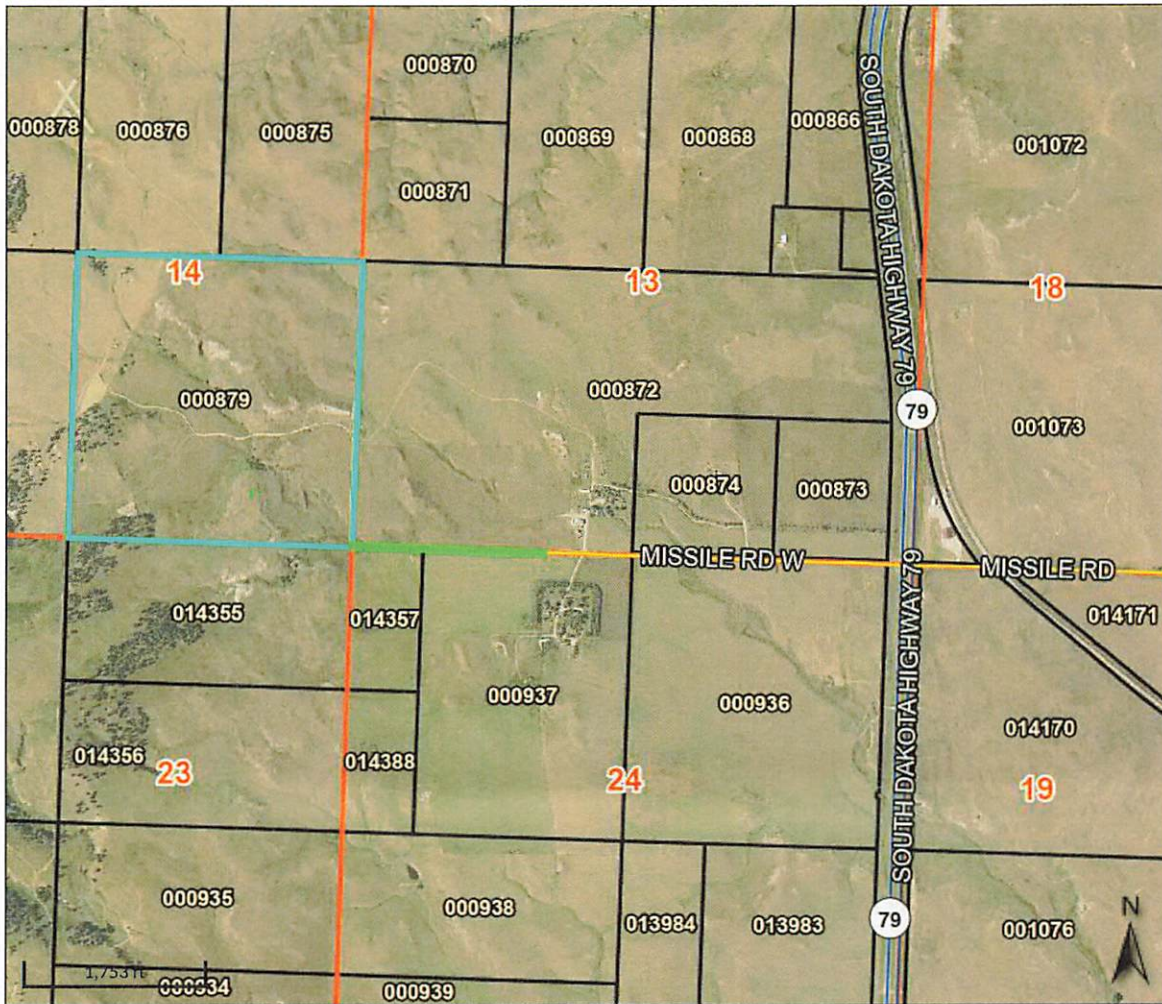
City: "No comments"

Emergency Mgmt: "Nothing for EM that I can see"

DOE: No Response

BH COOP: No Response

USFS: No Response



Overview



Legend

-  Corporate Limits
- Highways
 -  SD Hwy
 -  US Hwy
 -  Roads
-  Parcels
-  Sections

Parcel ID	000879	Alternate ID	n/a	Owner Address	LARUS KENNETH
Sec/Twp/Rng	014/0003/007	Class	Agricultural		14168 MISSILE RD WEST
Property Address		Acreage	160.0		HERMOSA, SD 57744-9101
District	16.1-7-1-0-0-0				
Brief Tax Description	SE4 SEC 14 T3 R7 160 ACRES 0030701400000400				
	(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: 7/30/2026

Last Data Uploaded: 7/30/2026 3:29:00 AM

Developed by  **SCHNEIDER**
GEOSPATIAL

Proposal

Page No. of Pages

PROPOSAL SUBMITTED TO: <i>Ken and Kay Larus</i>	PHONE <i>605-381-1948</i>	DATE <i>7 August 2026</i>
STREET <i>14168 Missile Rd West</i>	JOB NAME	
CITY, STATE AND ZIP CODE <i>Hermosa, S.D. 57744</i>	JOB LOCATION <i>Same</i>	

We hereby submit specifications and estimates for: *building a 24' wide road 2150 feet long to county specs.*

- 1) Remove fence*
- 2) Install culverts at 4 locations*
- 3) Work with phone company as necessary*
- 4) remove cattle guard*
- 5) Salvage existing gravel*
- 6) Screen and spread approximately 1242 ton gravel*
- 7) Build road*
- 8) Save Topsoil as needed*

*This is an estimated bid -
It may vary as conditions change*

*Estimated bid 64,000
290 tax 1280
65,280*

We Propose hereby to furnish material and labor - complete in accordance with the above specifications, for the sum of:
Sixty five thousand two hundred eighty dollars (\$ *65,280*).

Payment to be made as follows:
*Draws as work is completed and paid in full
when completed*

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviation from the above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owners to carry fire, wind damage and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized
Signature _____

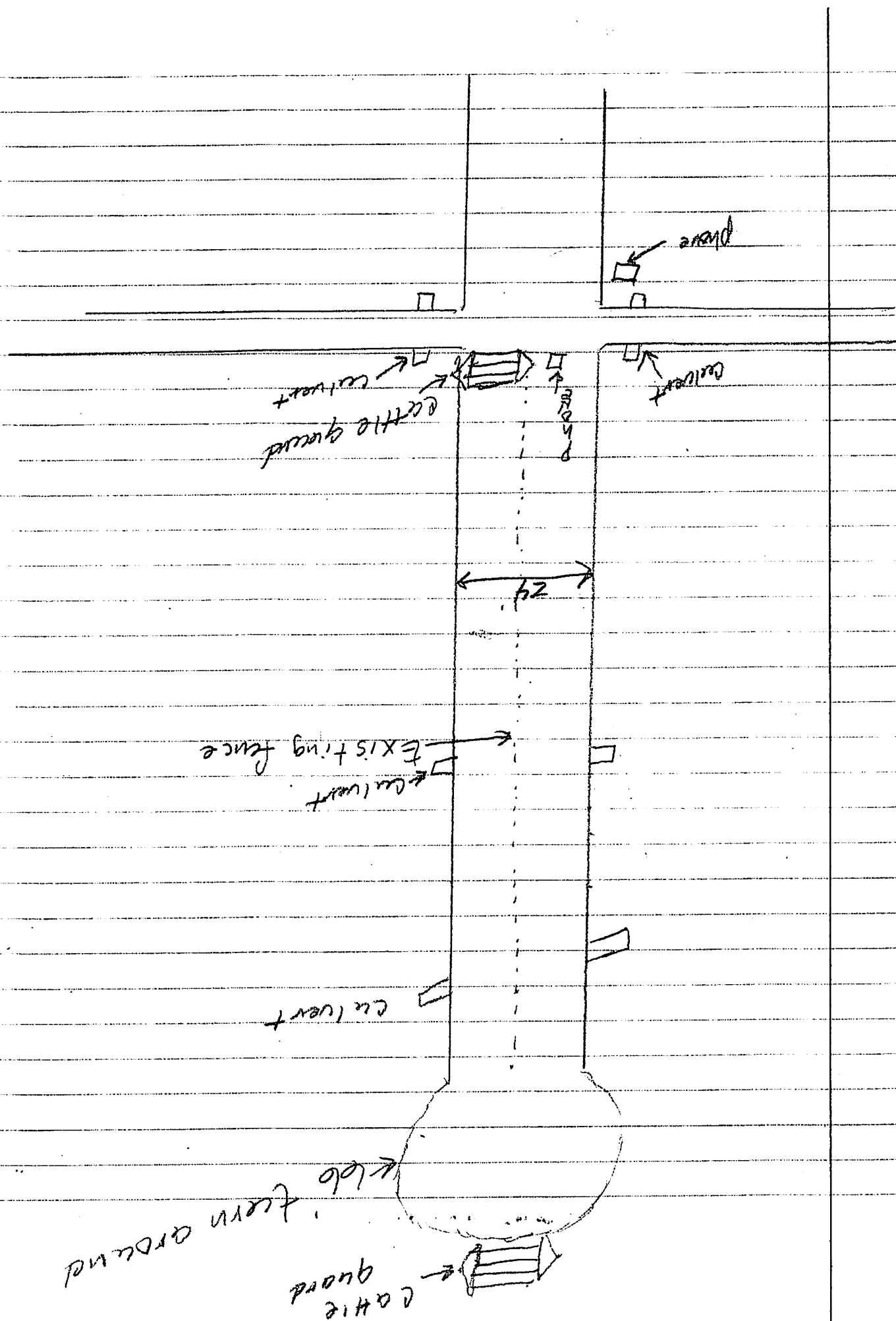
Note: This proposal may be
withdrawn by us if not accepted within *90* days.

Acceptance of Proposal - The above prices, specifications
and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.
Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance: _____



NOTIFICATION LETTER FOR ADJACENT PROPERTY OWNERS

To Whom It May Concern:

You are listed in the Custer County parcel database as the owner of a parcel of land described as

BALANCE OF NW4 SEC 24 T3 R7

PIN#(s) 000937

I hereby notify you of a planned public meeting before the Custer County Planning Commission on **October 6, 2026 at 4:00 PM**, to be held in the County Commissioners Room in the County Courthouse located at 420 Mt. Rushmore, Custer, SD.

This application is to **IMPROVEMENT OF SECTION LINE HIGHWAY RIGHT OF WAY**. Located in the SW ¼ of Section 13 and Balance of NW ¼ of Section 24 and W ½ NW ¼ NW ¼ of Section 24, all within T3S, R7E, BHM, Custer County, South Dakota.

The property that is the subject of this application is identified as

SE4 SEC 14 T3 R7

PIN#(s) 000879

and is abutting your property/immediately and diagonally across the road from your property.

All members of the public will be heard as to their views pertinent to these matters at the aforementioned public hearing.

If you have any questions or wish to view the application, please contact the Custer County Planning Department at 605-673-8174 or visit the office.

Sincerely,

Terri Kester
Planning Director

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
- Complete items 1, 2, and 3. - Print your name and address on the reverse so that we can return the card to you. - Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature ☒ <i>[Signature]</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: Borderlands Corp PO Box 110 Hermosa, SD 57744 9590 9402 9038 4122 4480 10 Article Number (Transfer from service label) 9589 0710 5270 2644 2613 01		B. Received by (Printed Name) C. Date of Delivery D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Insured Mail ☐ Mail Restricted Delivery (00)		☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

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☐ Return Receipt (electronic)	\$
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☐ Adult Signature Required	\$
☐ Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
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Street and Apt. No. or PO Box No.	PO Box 110
City, State, ZIP+4®	Hermosa, SD 57744

Postmark Here
 SEP - 3 2026

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

CUSTER COUNTY PLANNING COMMISSION
September 1, 2026

STAFF REPORT

Agenda Item No. 3

REQUEST: Section Line Improvement

CURRENT PARCEL ID: 000872, 000937 & 014357

PROPERTY CLASSIFICATION Agricultural

APPLICANTS: Kenneth & Kathleen Larus

DEED HOLDER: Kenneth & Kathleen Larus & Borderlands Corp & Tadd Surring

GENERAL INFORMATION:

Applicant is petitioning to improve a portion of a 66' wide Section Line Highway Right-of-Way starting at the end of Missile Rd W; located in the SW ¼ & N ½ SE ¼ of Section 13 and Balance of NW ¼ of Section 24 and W ½ NW ¼ NW ¼ of Section 24, all within T3S, R7E, BHM, Custer County, South Dakota.

PLANNING DEPARTMENT COMMENTS:

INTERNAL REVIEW COMMENTS:

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

BHE: "BHE has a 230kV Transmission line in this area- see no issues with the section line road improvement proposed."

Hwy: "County Commission will have to decide on a bond amount to be collected. Proposal & plan included."

City: "No comments"

Emergency Mgmt: "Nothing for EM that I can see"

DOE: No Response

BH COOP: No Response

USFS: No Response

ROD: No Response

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☐ Adult Signature Required

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☐ Adult Signature Restricted Delivery

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6500 205th St
City, State ZIP+4[®]
Rend City, MO 645701

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

POST OFFICE
SEP - 3 2026

CUSTER COUNTY PLANNING COMMISSION

October 6, 2026

STAFF REPORT

Agenda Item No. 6

REQUEST: Cell Tower Modification

CURRENT PARCEL ID:006754

PROPERTY CLASSIFICATION Exempt

APPLICANTS: T-Mobile (Sylvette Cuezon)

DEED HOLDER: Western Wireless

GENERAL INFORMATION:

T-Mobile has submitted an application to Co-Locate on an existing wireless tower.

INTERNAL REVIEW COMMENTS:

SD DOT: "No comments from DOT. It does not appear that any of these are adjacent to the State Highway"

BHE: "Outside BHE Territory – no comments"

City: "No comments"

BH COOP:"BHEC has no comments on these"

Hwy: No response

ROD: No Response

Emergency Mgmt: No Response

DOE: No Response

USFS: No Response



8020 Katy Freeway
Houston, TX 77024

Phone: (480) 735-6923
www.crowncastle.com

The proposed scope of work for this project includes:

Add or replace antennas and ancillary equipment as per plans for an existing carrier on an existing wireless communication facility.

At the end of this letter is a checklist outlining the applicable substantial change criteria under Section 6409. Additionally, the following items are included in support of this request:

- Construction Drawings
- Structural Analysis Opinion Letter
- Eligible Facilities Request / 6409 Letter

As these documents indicate, (i) the modification involves the collocation, removal or replacement of transmission equipment; and (ii) such modification will not substantially change the physical dimensions of such tower or base station. As such, it is an "eligible facilities request" as defined in the FCC's rules to which the 60-day deadline for approval applies. Accordingly, Applicant requests all authorization necessary for this proposed minor modification under Section 6409.

Our goal is to work with you to obtain approvals earlier than the deadline. We will respond promptly to any request for related information you may have in connection with this request. Please let us know how we can work with you to expedite the approval process. We look forward to working with you on this important project, which will improve wireless telecommunication services in your community using collocation on existing infrastructure. If you have any questions, please do not hesitate to contact me.

Regards,

Sylvette Cuezon

Sylvette Cuezon

Permitting Specialist

Crown Castle, Agent for T-Mobile

(480) 735-6923

Sylvette.Cuezon@crowncastle.com

2027 Planning Commission Meetings:

January 5th @ 4:00PM

February 2nd @ 4:00PM

March 2nd @ 4:00PM

April 6th @ 4:00PM

May 4th @ 4:00PM

June 1st @ 4:00PM

July 13th @ 4:00PM

August 3rd @ 4:00PM

September 14th @ 4:00PM

October 6th @ 4:00PM

November 2nd 4:00PM

December 7th @ 4:00PM