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.

-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