

BUTTE COUNTY PLANNING COMMISSION
BELLE FOURCHE, SOUTH DAKOTA 57717

Planning Commission Meeting- July 11.2023

The regular meeting of the Butte County Planning Commission was held on July 11, 2023, at 7:00 P.M. in the Commissioner's Room at the Butte County Courthouse, Belle Fourche, SD. Present were Planning Board Chairman Heidi Lewis, Vice Chairman Tom Cooper, Planning Board Secretary Darren Alexander, Board Member Bill O'Dea and James Ager. Planner Cyndi Mayes, Deputy Director of Equalization Cristina Wilson, and Butte County State's Attorney LeEllen McCartney. Present as guests were several members of the public.

Chairman Lewis called the meeting to order at 7:02 P.M.

Heidi Lewis asked for approval to the agenda. Motion made by Tom Cooper to approve the agenda. Seconded by James Ager. Vote unanimous. Motion carried.

Motion made by Bill O Dea to approve the June 13th, 2023, meeting minutes. Seconded by Darren Alexander. Vote unanimous. Motion carried.

1. PUBLIC

Owner: **Kindsfater Farms, LLC**

Plat of Tract Z, being a portion of Tract 4, Located in the NE4 and the NW4 of Section 12, T8N, R2E, B.H.M., Butte County, South Dakota

No comment

2. PUBLIC

Owner: **Dennis & Sharon Freed**

Lots 1, 2 & 3 of Belle River Subdivision a subdivision of Tract A, located in the W2SE4 of Section 32, T9N, R3E, BHM, Butte County, South Dakota.

No comment.

4. FINAL

Owner: **Dennis & Sharon Freed**

Lots 1, 2 & 3 of Belle River Subdivision a subdivision of Tract A, located in the W2SE4 of Section 32, T9N, R3E, BHM, Butte County, South Dakota.

Met the easements requirements on final plat. Motion to approve final plat made by Darren Alexander. Seconded by James Ager. Vote unanimous. Motion Carried

5. **FINAL**

Owner: **Troy & Jacque Hight**

Lots 1 and 2, A subdivision of Tract 6 Revised Located in the SE4NW4 of Section 3, T7N, R2E, BHM, Butte County, South Dakota. All requirements have been met. Motion made by Bill O’Dea to approve the final plat. Seconded by Tom Cooper. Vote unanimous. Motion carried.

6. **FINAL**

Owner: **Kindsfater Farms, LLC**

Plat of Tract Z, being a portion of Tract 4, Located in the NE4 and the NW4 of Section 12, T8N, R2E, B.H.M., Butte County, South Dakota. All requirements have been met. Motion made by Tom Cooper to approve final plat. Seconded by James Ager. Vote unanimous. Motion Carried.

7. **FINAL**

Owner: **Santa Maris Land &Cattle Corp.**

Robinson Subdivision, Lots 1-4, A Subdivision of a portion of the NW4, SW4 of Section 20, T8N, R1E, B.H.M., Butte County, South Dakota. Motion made by James Ager to approve the final with the well servicing only the 4 lots per letter from Mark McIntire from DANR. Seconded by Darren Alexander. Vote unanimous. Motion Carried.

8. **SKETCH/LETTER OF INTENT**

Owner: **Greg Crow**

Proposed subdivision of Lot 2, into Lots 2A, 2B, and 3, Formerly Lot 2 and a subdivision of the SW4SW4, Less tract A, Located in Section 35, T8N, R2E, BHM, Butte County, South Dakota. Access to all lots discussed and requirements met. Motion to approve the Ag exemption, Art. 3 Item 2 made by Tom Cooper. Seconded by Darren Alexander. Vote unanimous. Motion carried. Motion to move to final made by James Ager. Seconded by Bill O’Dea. Vote unanimous. Motion carried.

9. **SKETCH/LETTER OF INTENT**

Owner: **Brandon & Marjorie Hofer**

Adding land from the South side, 7.692 acres, wanting this to be one parcel to be Tract AR, currently known as Tract A of Extreme Ranches #2, Located in Section 3, T9N, R4E, BHM, Butte County, South Dakota. Discussed the plan and plat. Asked for exemption Art 3 item 6 just moving lot line. Motion made by Tom Cooper to approve the exemption. Seconded by James Ager. Vote unanimous. Motion carried. Motion made by Darren Alexander to approve too final. Seconded by Bill O’Dea. Vote unanimous. Motion Carried.

10. PRELIMINARY

Owner: **Santa Maria Land & Cattle Corp.**

Buckhorn Estates, Lots 1-8, A Subdivision of the NE4, SE4, NW4, and Tract WD60 Located in Section 28, T8N, R1E, B.H.M., Butte County, South Dakota. Discussed the emergency access, agreement made with Bessler’s regarding the easement has been reached for emergency access. Discussion regarding a surety bond and a letter from Bessler’s approval of easement. Motion made by James Ager to approve to move to final with the surety bond in place and the letter from Bessler’s approval on the easement access. Seconded by Darren Alexander. Vote unanimous. Motion Carried.

Old Business: Discussion continued on water management. Casey Burns has asked to give a public presentation for the public and to answer any question. When a time and location has been decided, public notification will be sent out.

New Business: Planning Meeting hours were discussed. Motion made by Tom Cooper to keep hours as they currently are. Motion Died. Motion to move planning hours to 5 pm year-round made by Bill O’Dea. Seconded by James Ager. Roll call Bill O’Dea, Yes. James Ager, Yes. Darren Alexander, Yes. Tom Cooper, No. majority yes. Hours to be 5 pm year-round effective August 8th, 2023

Opportunity for Board Discussion: Discussed changes in office procedures.

Adjournment: James Ager moved to adjourn. Seconded by Bill O’Dea. Vote Unanimous. Motion carried. Meeting adjourned at 7:57 P.M.

Respectfully Submitted: _____

Cyndi Mayes
Butte County Planner