

BUTTE COUNTY PLANNING COMMISSION
BELLE FOURCHE, SOUTH DAKOTA 57717

Planning Commission Meeting- November 9, 2021

The regular meeting of the Butte County Planning Commission was held on November 9th at 5:00 P.M. in the Commissioner's Room at the Butte County Courthouse, Belle Fourche, SD. Present were Planning Board Chairman Commissioner Harms, Planning Board Members Darren Alexander, Heidi Lewis, Tom Cooper, Cristina Wilson as secretary and several members of the public. Present as a guest was Randy Deibert with Professional Mapping and Surveying. Chairman Harms called the meeting to order at 5:00 P.M.

Motion made by Tom Cooper to approve the agenda. Seconded by Darren Alexander. Vote unanimous. Motion carried.

Motion made by Heidi Lewis to approve the October 19, 2021 meeting minutes. Seconded by Tom Cooper. Vote unanimous. Motion carried.

1. PUBLIC

Owner: R Ranch Land, LLC

Lots 1-10 of R Ranch Estates located in Sections 23 & 24, T8N, R2E, BHM, Butte County, South Dakota.

Commissioner Harms asked whether there were any present for or against. Discussion held regarding covenants, where lots will lay, land use and road design. Cristina Wilson shared packet with those interested. Mr. Deibert reminded neighbors that per the letters they received, the information was also accessible at the Equalization office.

2. AMEND COVENANTS/PUBLIC

Owner: Kapsa, Michelle/Gross, Scott & Tammy

Tracts 1A and 3A of Wrangler Subdivision Located in the SE4NW4, NE4SW4, Govt Lot 2 and in Govt Lot 3 of Section 19, T8N, R2E, B.H.M., Butte County, South Dakota.

Motion made by Heidi Lewis to approve amending covenants. Seconded by Darren Alexander. Vote unanimous. Motion carried.

Commissioner Harms asked whether there were any present for or against. There were no comments.

3. FINAL

Owner: Rich Kokesh, Dan & Sue Kokesh

Tract D and Tract R Located in Sections 1, 2, 11 and 12, T8N, R3E, B.H.M., Butte County, South Dakota.

Owner requested plat be tabled. Motion made by Darren Alexander to table Final until further notice. Seconded by Tom Cooper. Vote unanimous. Motion carried.

4. **FINAL**
Owner: Rory Parry
Lots 2A and 2B of Sandstone Foothills Subdivision II located in the NW4 of Section 26, T8N, R2E, B.H.M., Butte County, South Dakota.
Motion made by Heidi Lewis to approve the Final plat and move to Commissioners for approval. Seconded by Tom Cooper. Vote unanimous. Motion carried.

5. **FINAL**
Owner: Philip & Marilyn Penner
Subdivision of Tract J-1 in Johnson Subdivision located in Section 32, T8N, R2E, B.H.M., Butte County, South Dakota.
Owner requested plat be tabled. Motion made by Heidi Lewis to table Final until further notice. Seconded by Tom Cooper. Vote unanimous. Motion carried.

6. **FINAL**
Owner: R Ranch Land, LLC
Lots 1-10 of R Ranch Estates located in Sections 23 & 24, T8N, R2E, BHM, Butte County, South Dakota.
Motion made by Tom Cooper to approve the Final plat and move to Commissioners for approval. Seconded by Darren Alexander. Vote unanimous. Motion carried.

7. **FINAL**
Owner: Kapsa, Michelle/Gross, Scott & Tammy
Tracts 1A and 3A of Wrangler Subdivision Located in the SE4NW4, NE4SW4, Govt Lot 2 and in Govt Lot 3 of Section 19, T8N, R2E, B.H.M., Butte County, South Dakota.
Motion made by Darren Alexander to approve the Final plat and move to Commissioners for approval. Seconded by Heidi Lewis. Vote unanimous. Motion carried.

8. **SKETCH/LETTER OF INTENT**
Owner: Kindsfater Farm LLC
Tracts K2-A & K2-B of Kito Place Estates located in the NE4 of Section 12, T8N, R2E, B.H.M., Butte County, South Dakota.
Discussion held regarding intent, access and utility easements. Cristina requested minor subdivision exemption, Article IV, item 7 but after discussion regarding covenants, owner chose to proceed to preliminary. Motion made by Heidi Lewis to approve Sketch/Letter of Intent and move to Preliminary. Seconded by Tom Cooper. Vote unanimous. Motion carried.

Old Business: None

New Business: Cristina requested board fill out annual mileage invoices and return them to Donna Jones by December 14th meeting.

Adjournment: Tom Cooper moved to adjourn. Seconded by Darren Alexander. Vote Unanimous. Motion carried. Meeting adjourned at 5:49 P.M.

Respectfully Submitted: _____

Donna Jones
Butte County Planner