

BUTTE COUNTY PLANNING COMMISSION
BELLE FOURCHE, SOUTH DAKOTA 57717

Planning Commission Meeting- April 11,2023

The regular meeting of the Butte County Planning Commission was held on April 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 Members James Ager & Bill O'Dea. Darren Alexander was not present, Director of Equalization Donna Jones, Planner Cyndi Mayes, 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 7:00 P.M.

Donna Jones asked for a change in the agenda to put water discussion on new business. Motion made by Tom Cooper to approve the amended agenda. Seconded by Bill O'Dea. Vote unanimous. Motion carried.

Motion made by Bill O'Dea to approve the March 16, 2023, meeting minutes. Seconded by James Ager. Vote unanimous. Motion carried.

1. Publics:

Owner: Alan/ Dave Kindsfater

Tracts K1A & K1B of Kito Place Estates

Located in NE4 Section 12, T8N, R2E, B.H.M., Butte County, South Dakota

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

Owner: Merv & Barbara Raisanen

Tract R in N2SW4SE4

Located Section 28, T8N, R1E, B.H.M., Butte County, South Dakota

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

Owner: Wes & Carla Reinford

Lots 1A & 1B of Owl Creek Estate

Located in the N2SW4 in Section 4, T8N, R5E, B.H.M., Butte County, South Dakota

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

Owner: James McCoy

Butte Meade Sanitary Water District

NW4 Lying South of Snoma Rd, Butte County, South Dakota

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

2. Finals:

Owner: James McCoy/Butte Meade Sanitary Water District
NW4 Lying South of Snoma Rd, Butte County, South Dakota.
Motion to approve the final made by Bill O'Dea, Tom Cooper seconded. Vote unanimous.
Motion carried.

Owner: Alan/ Dave Kindsfater
Tracts K1A & K1B of Kito Place Estates
Located in NE4 Section 12, T8N, R2E, B.H.M., Butte County, South Dakota.
Motion to approve the final made by Tom Cooper, seconded by James Ager. Vote unanimous.
Motion carried.

Owner: Merv & Barbara Raisanen
Tract R in N2SW4SE4
Located Section 28, T8N, R1E, B.H.M., Butte County, South Dakota.
Motion to approve the final made by Tom Cooper contingent that Treasurer's requirements are met. Seconded by Bill O'Dea. Vote unanimous. Motion carried.

Owner: Wes & Carla Reinford
Lots 1A & 1B of Owl Creek Estate
Located in the N2SW4 in Section 4, T8N, R5E, B.H.M., Butte County, South Dakota.
Motion to approve the final made by Bill O'Dea. Seconded by James Ager. Vote unanimous.
Motion carried.

Owner: Redwater Land Company
Lot R-7 and Rem of Tract R Located in Section 27, T8N, R2E, B.H.M, Butte County, South Dakota.
Motion to approve final made by Tom Cooper. Seconded by Bill O'Dea. Vote unanimous. Motion Carried

3. Sketch Letter of Intent:

Owner: Dennis & Sharon Freed
Proposing a subdivision of Tract A, located in the W1/2SE1/4 of Section 32, T9N, R3E, BHM, Butte County, SD into Lots 1, 2 & 3 of Belle River Subdivision, containing 45.042 acres.
Loren explained the plat to the board. Board discussed access, easements, set-backs, water & septic. Lot will remain Ag. Motion to approve and move to Preliminary made by James Ager. Seconded by Tom Cooper. Vote unanimous. Motion Carried.

Owner: Troy & Jacque Hight
Lots 1 and 2, A subdivision of Tract 6 Revised Located in the SE1/4NW1/4 of Section 3, T7N, R2E, BHM, Butte County, South Dakota.
Board discussed proposed use of lots, access, water, easements & septic. Motion to approve and move to Preliminary made by James Ager. Seconded by Tom Cooper. Vote unanimous.
Motion Carried.

Owner: Troy & Ann Marie Hostetter

Proposing combining 3 lots into Tract A-1, located in Government Lot 4 of Section 5, T8N, R3E, BHM, Butte Co., SD containing 1.280 acres.

Board discussed proposed use of lots, water, access & septic. Motion to approve and move to Preliminary made by Bill O'Dea. Seconded by Tom Cooper. Vote unanimous. Motion carried.

Owner: Alan Kindsfater

TBD-Located in Section 12, T8N, R2E, BHM, Butte County, South Dakota.

Alan explained proposed purpose of lots to remain AG, requested ag exemption Art. III, item 2.

Motion made by Tom Cooper to approve exemption and move to Public & Final. Seconded by James Ager. Vote Unanimous. Motion carried.

4. Preliminary:

Owner: Buckhorn Estates

A Subdivision of the NE4, SE4NW4, and Tract WD60

Lying in the NE4 & SE4NW4 of Section 28, T8N, R1E, BHM, Butte County, South Dakota.

Board discussed water provision change to Wilen, also discussed letter from Emergency Management regarding emergency egress. Board advised engineer to consult with Emergency Management regarding options. Motion made by Tom Cooper to table Preliminary until clarification of egress. Seconded by James Ager. Vote unanimous. Motion carried.

Old Business: None

New Business: Donna Jones discussed Butte County Water Management proposal plan template. Board asked if Ms. Burrus from Midwest Assistance Program would like to come to a meeting to discuss drafting a water policy.

Adjournment: Bill O'Dea moved to adjourn. Seconded by James Ager. Vote Unanimous. Motion carried. Meeting adjourned at 8:34 P.M.

Respectfully Submitted: _____

Cyndi Mayes
Butte County Planner