

BUTTE COUNTY PLANNING COMMISSION
BELLE FOURCHE, SOUTH DAKOTA 57717

Planning Commission Meeting- January 8, 2019

The regular meeting of the Butte County Planning Commission was held on January 8, 2019 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, Jim Smeenk, Tom Cooper, and Lisa Nelson, Director of Equalization & Planning, and Donna Jones, Planner for Butte County Equalization. Present as a guest was Loren Vrem of Ponderosa Land Surveying.

Chairman Harms called the meeting to order at 5:00 PM.

Motion made by Jim Smeenk to approve the January 8, 2019 agenda. Second made by Darren Alexander. Vote unanimous. Motion carried.

Motion made by Darren Alexander to approve minutes from December 11, 2018 meeting. Seconded by Tom Cooper. Vote unanimous. Motion carried.

Chairman Harms opened nominations for election of officers. Tom Cooper nominated Stan Harms as chairman for the 2019 year. Jim Smeenk seconded the nomination. Vote unanimous. Motion carried. Darren Alexander nominated Heidi Lewis as vice-chairman for the 2019 year. Seconded by Tom Cooper. Vote unanimous. Motion carried. Stan Harms nominated Lisa Nelson as secretary for the 2019 year. Seconded by Jim Smeenk. Vote unanimous. Motion carried.

A. SKETCH LETTER OF INTENT/PRELIMINARY

Owner: Adrian and Rita Johnson (Ponderosa Land Surveying) Lots A1 & A2 of Tract A located in the E1/2SW1/4 of Section 21, T8N, R1E, B.H.M., Butte County, South Dakota.

Board discussed covenants and if they needed to be written with new legal description of Tract A1 and A2. Lisa Nelson checking with State's Attorney regarding requirements. Existing covenants state they are applicable to any future deeded land changes. Stan Harms noted that if legal change required, owner of Tract B will need to be notified. Loren Vrem confirmed the Johnson's percolation test is on Al Schreier's schedule. Tom Cooper inquired about the highlighted section of the covenants. Lisa Nelson highlighted section for board to show that the property can only be subdivided into parcels of 20 acres or more. She confirmed Tract A1 is 28.713 acres and Tract A2 is 20 acres so both in compliance. Tom Cooper discussed access. Tract A1 is within 1000 feet of highway and not likely to be granted permission from the state. Johnson's will need to contact Duane Heidrich in Butte County Highway Department regarding issue. All discussed possibility of access agreement/easement through Tract A2.

Stan Harms asked for a motion to approve the preliminary. Darren Alexander moved to approve, Tom Cooper seconded. Vote unanimous. Motion carried.

Lisa Nelson reminded Loren Vrem that we will need all documents by January 31, 2019 in order to move on to Final, but all is in place to go to Public.

Old Business: None

New Business: None

Adjournment: Stan Harms asked for motion to adjourn. Motion made by Jim Smeenk. Seconded by Darren Alexander. Vote Unanimous. Motion carried. Adjourned at 5:30 pm.

Respectfully Submitted: _____

Donna Jones

Planner for Butte County Planning