

**BUTTE COUNTY PLANNING COMMISSION**  
**BELLE FOURCHE, SOUTH DAKOTA 57717**

**Planning Commission Meeting- January 11, 2022**

The regular meeting of the Butte County Planning Commission was held on January 11 at 5:00 P.M. in the Commissioner's Room at the Butte County Courthouse, Belle Fourche, SD.

Present were Planning Board Chairman Stan Harms, Planning Board Members Jim Smeenck, Darren Alexander, Heidi Lewis and Tom Cooper, and Donna Jones DOE/Planner and Cristina Wilson. Present as guests were various members of the public.

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

Motion made by Heidi Lewis to approve the agenda. Seconded by Darren Alexander. Vote unanimous. Motion carried.

Motion made by Jim Smeenck to approve the December 14, 2021 meeting minutes. Seconded by Heidi Lewis. Vote unanimous. Motion carried.

**1. PUBLIC**

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.

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

**2. PUBLIC**

Owner: Wade & Ashley Pearson

Lot 1A1 & 1A2 of the Redwater Addition

Located in the NE4NE4 of Section 14, T8N, R2E, B.H.M., Butte County, South Dakota.

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

**3. PUBLIC**

Owner: Dan & Patricia Konechne

Lots 1 & 2 of Pinecone Addition

Located in Section 29, T8N, R2E, B.H.M., Butte County, South Dakota.

Commissioner Harms asked whether there were any present for or against. Mike & Louise Reade stated they were in favor of proposed plat.

- 4. FINAL**  
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.  
Motion made by Tom Cooper to approve the Final Plat and move to Commissioners for approval. Seconded by Darren Alexander. Vote unanimous. Motion carried.
- 5. FINAL**  
Owner: Wade & Ashley Pearson  
Lot 1A1 & 1A2 of the Redwater Addition  
Located in the NE4NE4 of Section 14, 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 Jim Smeenck. Vote unanimous. Motion carried.
- 6. PRELIMINARY/FINAL**  
Owner: Dan & Patricia Konechne  
Lots 1 & 2 of Pinecone Addition  
Located in Section 29, T8N, R2E, B.H.M., Butte County, South Dakota.  
Motion made by Tom Cooper to approve the Final Plat contingent upon city approval of Final and move to Commissioners for approval. Seconded by Jim Smeenck. Vote unanimous. Motion carried.
- 7. FINAL**  
Owner: Philip & Marilyn Penner  
Subdivision of Tracts J-1 and J-2 Johnson Subdivision  
Located in Section 32, T8N, R2E, B.H.M., Butte County, South Dakota.  
Motion made by Darren Alexander to approve the Final Plat contingent upon payment of plat fee and move to Commissioners for approval. Seconded by Heidi Lewis. Vote unanimous. Motion carried.
- 8. SKETCH/LETTER OF INTENT**  
Owner: Kelli McFarland  
Lots 1-4 of McFarland Estates  
Located in Section 28, T9N, R2E, B.H.M., Butte County, South Dakota.  
Board discussed reason for re-platting and possible access points for new lots. Shanon Vasqnetz explained that the originating parcel was a platted tract, therefore they were unable to use aliquot descriptions to subdivide. Motion made by Tom Cooper to approve the Sketch/Letter of Intent and move to Preliminary. Seconded by Heidi Lewis. Vote unanimous. Motion carried.
- 9. SKETCH/LETTER OF INTENT**  
Owner: Redwater Grazing Assoc.  
Tracts 1A & 3  
Located in the SW4 of Section 5, T7N, R2E, B.H.M., Butte County, South Dakota.  
Board discussed possibility of applying exemption, but criteria not met. Motion made by Darren Alexander to approve the Sketch/Letter of Intent and move to Preliminary. Seconded by Heidi Lewis. Vote unanimous. Motion carried.

**10. SKETCH/LETTER OF INTENT**

Owner: Tom & Karen Seaman

Lots 1-3 of Riverside Estates & Dedicated Right-of-Way

Located in Section 11, T8N, R5E, B.H.M., Butte County, South Dakota.

Shanon Vasknetz and J.C. Seaman explained to board the proposed purpose and existing access points for each of the lots. Heidi Lewis asked about setbacks, it was confirmed they meet with Ordinance requirements. Motion made by Heidi Lewis to approve the Sketch/Letter of Intent and move to Preliminary. Seconded by Jim Smeenk. Vote unanimous. Motion carried.

**11. SKETCH/LETTER OF INTENT**

Owner: Robert Symonds

Symonds MHP

Located in Section 19, T8N, R2E, B.H.M., Butte County, South Dakota.

Robert Symonds inquired of the board regarding the Ordinance's requirements for a county mobile home park. Board discussed road design, waste disposal options and water provision. Board recommended owner visit with city officials as the property lies within the 3-mile jurisdiction. Motion made by Heidi Lewis to deny the Sketch/Letter of Intent until further information can be gathered from appropriate entities. Seconded by Darren Alexander. Vote unanimous. Motion carried.

**12. SKETCH/LETTER OF INTENT/PRELIMINARY**

Owner: Timothy & Teresa Barnaud

Lots 1 of the Barnaud Subdivision

Located in Section 33, T9N, R3E, B.H.M., Butte County, South Dakota.

Donna Jones explained the proposed plat is a re-drawn version of last month's submission, with the lot complying with the requirements of the requested exemption, Article III, item 5. Heidi Lewis asked about setbacks as the preliminary sketch appears to overlay an existing structure. Tim Barnaud assured the board that the setbacks will be compliant for the Final plat. Motion made by Darren Alexander to approve the exemption, to approve the Sketch/Letter of Intent/Preliminary and move to Public/Final contingent upon 3 confirmation of setbacks. Seconded by Tom Cooper. Vote unanimous. Motion carried.

**13. PRELIMINARY**

Redwater Land Co, Inc

Lots 1-10 of Tract A

Located in Section 26, T8N, R2E, B.H.M., Butte County, South Dakota

Al Schreier explained completed details of proposed new lots and their road design.

Property lies within the 3-mile jurisdiction so city board will have final say on road design. Motion made by Heidi Lewis to approve Preliminary and move to Public/Final. Seconded by Jim Smeenk. Vote unanimous. Motion carried.

**12. PRELIMINARY**

Owner: Robert Shear

Lots A, B, C, D, E & F of Peaceful Pines Subdivision

Located in the NE4SE4SE4 of Section 8, T8N, R2E, B.H.M, Butte County, South Dakota.

Donna Jones explained to the board that all Ordinance requirements have been met.

Property lies within the 3-mile jurisdiction so city board will have final say on road design. Motion made by Tom Cooper to approve Preliminary and move to Public/Final. Seconded by Darren Alexander. Vote unanimous. Motion carried.

**Old Business:** Subdivision Ordinance Discussion Group-Donna Jones explained issues that have hindered progress. It was decided there will be one more group date set before the end of January. The draft will then be presented to the Planning Board for review.

**New Business:** Tom Cooper asked to visit about Ordinance requirements regarding water. The Ordinance does require proof of potability and adequate supply. The discussion revolved around whether the board should require written documentation from an engineer as valid proof rather than a mention in the disclosure letter. Al Schreier offered information regarding private versus public providers and the standards set upon them by the state.

**Adjournment:** Motion made by Heidi Lewis to adjourn. Seconded by Jim Smeenck. Vote Unanimous. Motion carried. Meeting adjourned at 6:20 P.M.

Respectfully Submitted:  
Donna Jones  
Butte County D.O.E. & Planner