

BUTTE COUNTY PLANNING COMMISSION
BELLE FOURCHE, SOUTH DAKOTA 57717

Planning Commission Meeting- April 13, 2021

The regular meeting of the Butte County Planning Commission was held on April 13th at 7:00 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 Darren Alexander, Heidi Lewis and Tom Cooper, DOE Director Lisa Nelson and Deputy DOE Donna Jones. Present as guests were Robert & Betty Bruner, Callie Hilty and Pat Donahue with Bearlodge Engineering, Bill Moths with Interstate Engineering, Kevin Petterborg, Alan Kindsfater, David Kindsfater, Shanon Vasknetz with Baseline Surveying, Allan Schreier with Schreier Engineering Inc., Rich Kokesh, Loren Vrem with Ponderosa Land Surveys, Glenn Riley, Roger Riley, Kevin Tanninen, Randy Deibert with Professional Mapping and Surveying and LeEllen McCartney, Butte County Civil Attorney.

Chairman Harms called the meeting to order at 7:00 P.M.

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

Darren Alexander noted a correction to the January 12, 2021 meeting minutes. Motion made by Heidi Lewis to approve the January 12, 2021, and the March 9, 2021 meeting minutes. Seconded by Tom Cooper. Vote unanimous. Motion carried.

A. PUBLIC

Owner: Glenn & Ardis Riley (Ponderosa Land Surveys)

Tract R3 located in the NW4SE4 in Section 7, T7N, R1E, B.H.M., Butte County, South Dakota.

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

B. PUBLIC

Owner: Robert & Betty Bruner (Ponderosa Land Surveys)

Plat of Tracts B1, B2, B3 & B4 and Dedicated Right of Way, a Subdivision of the SE4 in Section 15, T8N, R6E, B.H.M., Butte County, South Dakota.

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

C. FINAL

Owner: Glenn & Ardis Riley (Ponderosa Land Surveys)

Tract R3 located in the NW4SE4 in Section 7, T7N, R1E, B.H.M., Butte County, South Dakota.

Tom Cooper requested it noted for the minutes that the No Harm Agreement requested by Bryan Riley had still not been provided.

Motion made by Darren Alexander to approve the Final Plat and move to Commissioners for approval. Seconded by Heidi Lewis. Three votes for, one opposed.

Motion carried.

D. FINAL

Owner: Robert & Betty Bruner (Ponderosa Land Surveys)

Plat of Tracts B1, B2, B3 & B4 and Dedicated Right of Way, a Subdivision of the SE4 in Section 15, T8N, R6E, 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.

E. SKETCH/LETTER OF INTENT

Owner: Richard Kokesh and Dan & Sue Kokesh (Interstate Engineering)

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

Bill Moths introduced proposed tracts. He and Lisa Nelson explained to the Board that there was some research required as to whether a small portion lies in the county or within Fruitdale city limits. Lisa indicated that all other requirements are in order. Both tracts will continue to be agricultural in nature, therefore it was requested that that the board approve the Article III, item 2 exemption.

Motion made by Tom Cooper to approve the exemption and move to Public and Final. Seconded by Heidi Lewis. Vote unanimous. Motion carried.

F. SKETCH/LETTER OF INTENT

Owner: Dean & Evelyn Oakes (Baseline Surveying, Inc)

Tract A of Extreme Ranches #2 Located in the SE4SE4NE4 in Section 3, T9N, R4E, B.H.M., Butte County, South Dakota.

Lisa Nelson introduced proposed new parcel. Shanon Vasknetz confirmed the new parcel will continue to be agricultural in nature. He also confirmed there is access and utilities. Darren Alexander confirmed the approval of the irrigation district. It was requested that that the board approve the Article III, item 2 exemption.

Motion made by Darren Alexander to approve the exemption and move to Public and Final. Seconded by Tom Cooper. Vote unanimous. Motion carried.

G. SKETCH/LETTER OF INTENT

Owner: Kindsfater Farm LLC

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

Alan Kindsfater presented the proposed new parcels to the board. The intent is to create three new lots; one which may be for commercial use and two that will be residential with the option of future subdividing to smaller lots. He asked the Board about the platting process within the 3-mile city jurisdiction. He informed the Board that there is an existing road and access to utilities. Tom Cooper recommended various options regarding the writing of the covenants.

Motion made by Tom Cooper to approve the Sketch/Letter of Intent and move to Preliminary. Seconded by Heidi Lewis. Vote unanimous. Motion carried.

H. SKETCH/LETTER OF INTENT

Owner: Santa Maria Land and Cattle Corp (Bearlodge Engineering & Surveying)

Santa Maria Ranch Subdivision Located in portions in Section 27, Section 28, and Section 33, T8N, R1E, B.H.M., Butte County, South Dakota.

Callie Hilty presented the proposed new tracts. Due to covenants written by a prior owner, they complied with the 20+ acre requirement of the northern portion. They removed the portion from Section 27 from the proposal to comply with the old covenants. They are proposing 9 tracts in the northern section and 18 tracts in the southern section. There is access and the Sketch indicated where new roads to the tracts will lie. The Board discussed various options for secondary access in case of emergency. There are utilities and water in place. The option of presenting the Final stage in sections was discussed.

Motion made by Heidi Lewis to approve the Sketch/Letter of Intent and move to Preliminary. Seconded by Darren Alexander. Vote unanimous. Motion carried.

I. SKETCH/LETTER OF INTENT

Owner: Redwater Land Company (Schreier Engineering)

Redwater Ranchettes #5 Lots 1-10 of Tract A Located in Section 26, T8N, R2E, B.H.M., Butte County, South Dakota.

Allan Schreier presented the proposed new lots. This is the final stage of pre-platted lots that was initiated in 1996. Utilities, water, and access are all in place. It was agreed that research would be done regarding existing covenants.

Motion made by Darren Alexander to approve the Sketch/Letter of Intent and move to Preliminary. Seconded by Heidi Lewis. Vote unanimous. Motion carried.

J. SKETCH/LETTER OF INTENT

Owner: Diversified Incomes, LLC (Professional Mapping and Surveying)
Hay Creek Ranch Subdivision Located in SW4 in Section 17, E2SE4 in Section 18, NE4NE4, SE4NE4 less Tract A in Section 19, and N2NW4 less Tract A in Section 20, all in T8N, R1E, B.H.M., Butte County, South Dakota.

Randy Deibert presented a revision of the Hay Creek Ranch Subdivision. This development will be done in stages. It is also within the 3-mile city jurisdiction. Each Final will have to be approved by the County and then the City. It was therefore requested that upon approval of the Preliminary there could be a Public for the entire development, with the Final for each phase as they progress. Mr. Deibert indicated a benefit of having the Public at its own meeting would give the developer the opportunity to address any concerns and possibly ameliorate any issues. The Board agreed that as long as there was adequate time to inform the public of the intentions that this extended procedure would be accepted. Lisa Nelson indicated that per the ordinance a subdivision of this size requires a Homeowner’s Association in place. Mr. Deibert agreed and indicated it would be part of the Preliminary.

Motion made by Heidi Lewis to approve the change of procedure and move to Preliminary. Seconded by Darren Alexander. Vote unanimous. Motion carried.

Old Business: None.

New Business: Chairman Harms requested that LeEllen McCartney and Lisa Nelson review the existing Subdivision Ordinance and offer suggestions for amendments. He felt with the increase of larger developments that there may be a need for an administrative ordinance. The Board also discussed the new AG statute that will come into law in July and asked that a discussion be added to next month’s agenda.

Adjournment: Heidi Lewis moved to adjourn. Seconded by Tom Cooper. Vote Unanimous. Motion carried. Meeting adjourned at 9:10 P.M.

Respectfully Submitted: _____
Donna Jones
Butte County Planner