

BUTTE COUNTY PLANNING COMMISSION
BELLE FOURCHE, SOUTH DAKOTA 57717

Planning Commission Meeting- November 13, 2018

The regular meeting of the Butte County Planning Commission was held on November 13, at 5:00 pm in the Commissioner's Room at the Butte County Courthouse, Belle Fourche, SD.

Present were Planning Board Chairman Commissioner Harms, Jim Smeenck, Megan Foos, Heidi Lewis, Lisa Nelson Director of Equalization & Planning and Donna Jones Planner for Butte County Equalization. Present as guests were David Hoffman, Susan Hoffman, Gerry A. West, Darren Alexander (as an observer), Frank DiCesare with Arleth Surveying, Brian and Carla Turbivill.

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

Motion made by Heidi Lewis to approve the November 13, 2018 agenda. Second made by Meghan Foos. Vote unanimous. Motion carried.

Motion made by Jim Smeenck to approve the September 11th and October 9th, 2018 meeting minutes. Second made by Heidi Lewis. Vote unanimous. Motion carried.

PUBLIC HEARING

Owner: Five Bar Eight Ranch Inc. LLC (Arleth Land Surveying LLC)
Wildcat Tract 2, located in the SE4 pf Section 1, T9N, R2E, B.H.M., Butte County, South Dakota. (There was no public comment)

A. FINAL PLAT

Owner: Five Bar Eight Ranch Inc. LLC (Arleth Land Surveying LLC)
Wildcat Tract 2, located in the SE4 pf Section 1, T9N, R2E, B.H.M., Butte County, South Dakota
Motion made by Heidi Lewis to approve Final Plat and move to Commissioners for approval, seconded by Jim Smeenck. Vote unanimous. Motion carried.

B. PRELIMINARY

Owner: Carl Johnson/Philip Penner (Loren with Ponderosa Land Surveys LLC)
Lots 1 & 2 of Tract J-1 of Johnson Subdivision located in the NW4 of Section 32, T8N, R6E, B.H.M., Butte County, South Dakota. ***Postponed until further notice.***

C. PRELIMINARY

Owner: David and Terri Ciani (Arleth Land Surveying LLC)
Lot 1 of the SW4SW4 of Section 3, T8N, R5E, B.H.M., Butte County, South Dakota.
Postponed until further notice.

D. SKETCH/LETTER OF INTENT

Owner: Gerry and Pam West (Butte land Surveying)

Lot 12A-1 of the SKR Ranchettes located in Lot 2 and 3 of Section 5, T8N, R3E, B.H.M., Butte County, South Dakota

Lisa Nelson presented the sketch. Panel discussed appropriate exemption, exemption #4 selected. Verified all set backs have been met, and that water and septic are existing. Heidi Lewis asked about ownership of surrounding land and it was verified that Gerry and Pam own that as well. Meghan Foos asked about easements. Gerry provided documents with easement information and will provide copy to planning department. Heidi Lewis asked for a corrected sketch plan that verifies septic drain field to ensure it all lies within border of planned plat.

Motion made by Meghan Foos to approve the Sketch/Letter of Intent with exemption #4 under Subdivision Ordinance 2017-3 and move to Public Hearing and Final Plat next month. Seconded by Jim Smeenk. Vote unanimous. Motion carried.

E. SKETCH/LETTER OF INTENT

Owner: David and Susan Hoffman

Tract Z of Salebarn Subdivision, Butte County, South Dakota

Lisa Nelson presented, explained the purpose of the plat is for signage only. There is no existing exemption for this type of sale which falls under commercial signage. The area under discussion is approximately 50 to 75 square feet in the southeast point of the existing lot.

Motion made by Jim Smeenk to approve the Sketch/Letter of Intent and move to Preliminary next month. Seconded by Heidi Lewis. Vote unanimous. Motion Carried.

Old Business: None

New Business: Lisa Nelson introduced Darrin Alexander who will be replacing Meghan Foos. This meeting was Meghan's last serving on the Planning Board. Chairman Harms presented a Letter and a Certificate of appreciation. We all wish Meghan the very best.

Adjournment: Motion made by Meghan Foos to adjourn. Seconded by Smeenk. Vote Unanimous. Motion carried. Adjourned at 5:42 pm.

Respectfully Submitted: _____

Donna Jones

Planner for Butte County Planning