

BUTTE COUNTY PLANNING COMMISSION
BELLE FOURCHE, SOUTH DAKOTA 57717

Planning Commission Meeting- June 13,2023

The regular meeting of the Butte County Planning Commission was held on June 13, 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 Secretary Darren Alexander, & Board Member Bill O'Dea. Board Member James Ager was not present. Planner Cyndi Mayes, Deputy Director of Equalization Cristina Wilson, 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.

Heidi Lewis asked for approval of the changes to the agenda. Motion made by Tom Cooper to approve the amended agenda. Seconded by Darren Alexander. Vote unanimous. Motion carried. Motion made by Darren Alexander to approve the May 9th, 2023, meeting minutes and the name correction of Buckhorn. Seconded by Bill O' Dea. Vote unanimous. Motion carried.

1. PUBLIC:

Owner: Troy & Ann Marie Hostetter

Tract A-1, located in Government Lot 4 of Section 5, T8N, R3E, BHM, Butte County, South Dakota.

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

2. PUBLIC:

Owner: Troy & Jacque Hight

Lots 1 and 2, A subdivision of Tract 6 Revised Located in the SE4NW4 of Section 3, T7N, R2E, BHM, Butte County, South Dakota.

Chairman Lewis asked whether there were any present for or against. There was one comment by Larry Tople with concerns regarding the increase in traffic coming in and out of the subdivision.

3. PUBLIC:

Owner: Dennis & Sharon Freed

Lots 1, 2 & 3 of Belle River Subdivision a subdivision of Tract A, located in the W2SE4 of Section 32, T9N, R3E, BHM, Butte County, South Dakota.

This public was not heard as the Freed's are in the process of changing the easement on the plat. The public moved to the July meeting.

4. **SKETCH/LETTER OF INTENT**

Owner: Greg Crow

Proposed subdivision of Lot 2, into Lots 2A, 2B, and 3, Formerly Lot 2 and a subdivision of the SW4SW4, Less tract A,

Located in Section 35, T8N, R2E, BHM, Butte County, South Dakota.

Several questions regarding access to all the lots with lot 3 being the concern, Ag exemption was asked for under Article 3 Item 2. Motion to deny both the Ag exemption and the sketch letter of intent until clarification on the access to all lots made by Tom Cooper. Seconded by Darren Alexander. Vote unanimous. Motion carried.

5. **FINAL:**

Owner: Troy & Ann Marie Hostetter

Tract A-1, located in Government Lot 4 of Section 5, T8N, R3E, BHM, Butte County, South Dakota.

All guidelines have been met per the subdivision ordinance. Motion to approve final plat made by Bill O'Dea. Seconded by Darren Alexander. Vote unanimous. Motion carried.

6. **FINAL:**

Owner: Dennis & Sharon Freed

Lots 1, 2 & 3 of Belle River Subdivision a subdivision of Tract A, located in the W2SE4 of Section 32, T9N, R3E, BHM, Butte County, South Dakota.

Final moved to July meeting.

7. **FINAL:**

Owner: Troy & Jacque Hight

Lots 1 and 2, A subdivision of Tract 6 Revised Located in the SE4NW4 of Section 3, T7N, R2E, BHM, Butte County, South Dakota.

Final moved to July meeting.

Old Business: Discussion on the Water management plan continued. More research to be done regarding wells, what can be enforced in a policy and if policy is needed. Subdivision ordinance does cover water system standards. Will continue discussion for the next several meetings.

New Business: Meeting hours were discussed. Heidi said at this time planning hours will be kept at 7 pm in summer and 5 pm in winter. LeEllen McCartney emailed the planning board to

inform them that an open meeting for the public comment needs to be available according to SDCL 1-25-1 and added to the agenda each month. The board agreed to have public comments after the previous meeting agenda and minutes were approved. Comments must be made regarding the topic only under the subdivision ordinance.

Adjournment: Darren Alexander moved to adjourn. Seconded by Tom Cooper. Vote Unanimous. Motion carried. meeting adjourned at 8:07 P.M.

Respectfully Submitted: _____

Cyndi Mayes
Butte County Planner