



BUTTE COUNTY EQUALIZATION & PLANNING

117 5TH AVE, BELLE FOURCHE, SD 57717
605-892-3950 – Email: Cristina@buttesd.org

Planning Commission Meeting – April 9, 2024

The regular meeting of the Butte County Planning Commission held April 9, 2024, at 5:00 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 Members Chad Erk, Bill O'Dea, Cody Burke as well as the Director of Equalization and Planning Cristina Wilson, Planning Staff Megan Goshorn 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 5:00 P.M.

Motion to approve the agenda made by Chad Erk. Seconded by Cody Burke. Vote Unanimous. Motion Carried.

Motion made by Tom Cooper to approve March 12, 2024, minutes. Seconded by Chad Erk. Vote Unanimous. Motion Carried.

Chairman Heidi Lewis stood to make a comment. Chairman Lewis welcomed and thanked everyone for their attendance. She apologized for conduct at the March 12, 2024, meeting and discussed the goals of the Planning Board.

Chairman Lewis presented the Butte County Commission Meeting Protocol and Rules of Decorum Policy and discussed following the rules that apply, moving forward.

1. **FINAL**

OWNER: KEVIN & TOIA TANNINEN

LOTS 2A AND 2B OF BUENA VISTA ESTATES #2 FORMERLY LOT 2 OF BUENA VISTA ESTATES #2 OF THE SUBDIVISION OF THE NW4SE4 OF SECTION 28, T8N, R1E, B.H.M. BUTTE COUNTY, SOUTH DAKOTA

All final plat and plan requirements have been met per Subdivision Ordinance 2022-02.

Motion to approve final plat and plan made by Bill O'Dea. Seconded by Tom Cooper. Vote Unanimous. Motion Carried.

2. **SKETCH/ LETTER OF INTENT**

OWNER: RICHARD NIESENT & PATRICIA ESZLINGER-NIESENT

LOTS 2A AND 5 OF ESZLINGER SUBDIVISION FORMERLY LOT 2 OF ESZLINGER SUBDIVISION AND A PORTION OF THE SW4SE4SE4 OF SECTION 8, T8N, R2E, LOCATED IN THE SW4SE4SE4 OF SECTION 8, T8N, R2E, B.H.M., BUTTE COUNTY, SOUTH DAKOTA

Review of sketch and letter of intent. Discussion held regarding access points and covenants.

All preliminary requirements will need to be met per the subdivision ordinance.

Motion to approve Sketch/Letter of Intent made by Cody Burke. Seconded by Chad Erk. Vote Unanimous. Motion Carried.

3. **SKETCH/LETTER OF INTENT**

OWNER: AUBREY & EMILY RONE, DAVID & KARRIE VINYARD

TRACT B-1A AND B-2A IN SW4SW4 OF SECTION 24 AND THE W2NW4 OF SECTION 25, T8N, R2E, B.H.M., BUTTE COUNTY, SOUTH DAKOTA FORMERLY TRACTS B-1 AND B-2

Discussion held regarding the intent of the plat. Qualifies for Exception Article III Item 6.

Motion to approve the exception made by Chad Erk. Seconded by Cody Burke. Vote Unanimous. Motion Carried.

Motion to approve Sketch/Letter of Intent made by Tom Cooper. Seconded by Bill O'Dea.



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Vote Unanimous. Motion Carried.

4. **SKETCH/LETTER OF INTENT**

OWNER: FIVE OH, LLC

TRACTS 2A-1A & 2A-1B A SUBDIVISION OF TRACT 2A-1 REVISED OF TRACT 2 OF THE
SUBDIVISION OF SECTION 18, T8N, R1E, B.H.M. BUTTE COUNTY, SOUTH DAKOTA

Review of sketch and letter of intent. Discussion held regarding access points, easements and a well agreement.

Motion to approve Sketch/Letter of Intent made by Chad Erk. Seconded by Cody Burke. Vote Unanimous. Motion Carried.

PUBLIC COMMENT

- Katie Hoffman thanked Chairman Lewis for her opening comments and expressed that as a taxpayer, she believes all county representatives should hold themselves accountable as well.

OLD BUSINESS

- Discussion held regarding the Temporary Campground Ordinance draft.

NEW BUSINESS

- None

BOARD DISCUSSION

- Discussion held regarding BBCR Rd.

Motion made by Chad Erk to adjourn. Seconded by Bill O’Dea. Vote Unanimous. Motion carried.
Meeting adjourned at 6:14 P.M.

Respectfully Submitted: _____

Cristina Wilson
Director Butte County Planning