

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

**Planning Commission Meeting- January 10, 2023**

The regular meeting of the Butte County Planning Commission was held on January 10, 2023 at 5:00 P.M. in the Commissioner's Room at the Butte County Courthouse, Belle Fourche, SD. Present were Planning Board Vice Chairperson Heidi Lewis, Planning Board Members Jim Smeenk, James Ager, and Tom Cooper, Planners Donna Jones and Cyndi Mayes, and Butte County State's Attorney LeEllen McCartney. Present as guests were several members of the public.

Vice Chairperson Lewis called the meeting to order at 5:01 P.M.

Motion made by Tom Cooper to approve the agenda. Seconded by Jim Smeenk. Vote unanimous. Motion carried.

Motion made by Tom Cooper to approve the November 8, 2022 meeting minutes. (December planning meeting cancelled due to weather) Seconded by James Ager. Vote unanimous. Motion carried.

Tom Cooper nominated Heidi Lewis to position of Chairperson. Seconded by Jim Smeenk.

Motion made by James Ager to cease nominations. Seconded by Tom Cooper. Vote unanimous. Motion carried.

James Ager nominated Tom Cooper to position of Vice Chairperson. Seconded by Jim Smeenk. Vote unanimous. Motion carried.

Discussion held regarding Jim Smeenk's end of term. BCSA McCartney informed board that since Mr. Smeenk's term ended December 2022 he had no official voting capacity. James Ager moved to ratify any actions made at this meeting. Seconded by Tom Cooper. Vote unanimous. Motion carried.

James Ager asked Planner Jones to request commission to appoint Jim Smeenk as interim board member until a new member has been appointed.

**1. PUBLIC**

Owner: Greg Crow

Lots 1 & 2, A Subdivision of the SW4SW4, less Tract A

Located in Section 35, T8N, R2E, B.H.M., Butte County, South Dakota.

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

**2. FINAL**

Owner: Greg Crow

Lots 1 & 2, A Subdivision of the SW4SW4, less Tract A

Located in Section 35, T8N, R2E, B.H.M., Butte County, South Dakota.

Planner Jones explained to board all requirements have been met. Motion made by Tom Cooper to approve Final plat and move to commission. Seconded by James Ager. Vote unanimous. Motion carried.

**3. SKETCH/LETTER OF INTENT**

Owner: Merv Raisanen

Tract R N2SW4SE4

Located in Section 28, T8N, R1E, B.H.M Butte County, South Dakota

Checklist indicated Sandstone water as water provider. Per 9-13-22 meeting discussion regarding water issues, Sandstone Water will not be issuing new taps until further notice. Subdivider will need to find alternate water provider. Motion made by Tom Cooper to disapprove Sketch/Letter of Intent. Seconded by James Ager. Vote unanimous. Motion carried.

**4. SKETCH/LETTER OF INTENT**

Owner: Alan Kindsfater

Tract K1 of Kito Place Estates

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

Mr. Kindsfater explained proposed re-plat to board. Discussion held regarding perc test done in previous year. Board agreed that it will be acceptable to use with the Preliminary submission as it is on the site of the proposed new Tract. Motion made by James Ager to approve Sketch/Letter of Intent and move to Preliminary. Seconded by Tom Cooper. Vote unanimous. Motion carried.

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

Owner: Doug Eichler

Lot 1 of Eichler Subdivision

Located in S2SW4 of Section 9, T8N, R6E, B.H.M, Butte County, South Dakota

Mr. Eichler explained the proposed plat. Tom Cooper asked about the perc results sheet. The board usually gets a summary letter by the septic designer indicating what kind of system will be needed. Motion made by Tom Cooper to approve Sketch/Letter of Intent/Preliminary and move to Public and Final contingent upon receipt of a septic narrative letter. Seconded by James Ager. Vote unanimous. Motion carried.

**6. VARIANCE REQUEST**

Owner: Wes & Carla Reinford

Lot 1 of Owl Creek Estate

Located in the N2SW4 in Section 4, T8N, R5E, B.H.M., Butte County, South Dakota.

Mr. Reinford explained need for variance regarding the leach field setbacks on proposed re-plat. BCSA McCartney indicated the verbiage regarding variances in the Ordinance carries the need for a hardship. Discussion held. Motion made by Tom Cooper to approve the variance contingent upon filing an easement agreement regarding the leach field setbacks. Seconded by James Ager. Vote unanimous. Motion carried.

**Old Business:** Subdivision Ordinance Re-write-Chairperson Lewis informed board there is still more work to be done, no discussion would be held at this time.

**New Business:** None.

**Adjournment:** James Ager moved to adjourn. Seconded by Tom Cooper. Vote Unanimous. Motion carried. Meeting adjourned at 6:01 P.M.

Respectfully Submitted: \_\_\_\_\_

Donna Jones  
Butte County Planner