

BUTTE COUNTY PLANNING COMMISSION
BELLE FOURCHE, SOUTH DAKOTA 57717

Planning Commission Meeting- June 14, 2022

The regular meeting of the Butte County Planning Commission was held on June 14 at 7:00 P.M. in the Commissioner's Room at the Butte County Courthouse, Belle Fourche, SD.

Present were Planning Board Chairman Commissioner Harms, Planning Board Members Darren Alexander, Heidi Lewis, Tom Cooper, DOE Donna Jones, and several members of the public.

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

Motion made by Darren Alexander to approve the agenda with a change to the Preliminary for the Manke plat, as the Preliminary was approved at the May 10th planning meeting. Seconded by Tom Cooper. Vote unanimous. Motion carried.

Motion made by Tom Cooper to approve the May 10, 2022 meeting minutes. Seconded by Darren Alexander. Vote unanimous. Motion carried.

1. PUBLIC

Owner: Kindsfater Farm LLC

Lot 1 of Kindsfater Ranchettes #2

Located in Section 11, T8N, R2E, B.H.M., Butte County, South Dakota.

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

2. PUBLIC

Owner: Kindsfater Farm LLC

Lot 1 of the Mennonite Addition

Located in SW4SW4 of Section 1, T8N, R2E, B.H.M., Butte County, South Dakota.

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

3. FINAL

Owner: Kindsfater Farm LLC

Lot 1 of Kindsfater Ranchettes #2

Located in Section 11, T8N, R2E, B.H.M., Butte County, South Dakota.

Motion made by Darren Alexander to approve the Final Plat and move to Commissioners for approval. Seconded by Tom Cooper. Vote unanimous. Motion carried.

4. FINAL

Owner: Kindsfater Farm LLC

Lot 1 of the Mennonite Addition

Located in SW4SW4 of Section 1, T8N, R2E, B.H.M., Butte County, South Dakota.

Motion made by Darren Alexander to approve the Final Plat and move to Commissioners for approval. Seconded by Heidi Lewis. Vote unanimous. Motion carried.

- 5. PRELIMINARY**
Owner: Jack Johnson
Tract J
Located in SE4SE4 of Section 4, T8N, R5E, B.H.M., Butte County, South Dakota.
Donna Jones informed the board that all the requirements have been met. Motion made by Tom Cooper to approve the Preliminary and move to Public and Final. Seconded by Darren Alexander. Vote unanimous. Motion carried.
- 6. PRELIMINARY**
Owner: Brad Manke
Lots F1, F2, F3, F4, & F5 of Block 1 C.A.B. Ranch Estates
Located in Section 20, T8N, R2E, B.H.M., Butte County, South Dakota.
This item was changed with the agenda approval.
- 7. SKETCH/LETTER OF INTENT**
Owner: Santa Maria Land & Cattle Corp.
Robinson Subdivision, Lots 1-4, A Subdivision of the W2/3SW4 less HWY 34 R.O.W., Less Tracts C and S
Located in N2SW4 of Section 20, T8N, R1E, B.H.M., Butte County, South Dakota.
Board discussed existing covenants; more research requested. Motion made by Heidi Lewis to approve the Sketch/Letter of Intent and move to Preliminary. Seconded by Tom Cooper. Vote unanimous. Motion carried.
- 8. PRELIMINARY**
Owner: Richard Niesent & Patty Niesent-Eszlinger
Lot 4 Eszlinger Subdivision
Located in SW4SE4SE4 of Section 8, T8N, R2E, B.H.M., Butte County, South Dakota.
Donna Jones informed the board that all the requirements have been met. Motion made by Heidi Lewis to approve the Preliminary and move to Public and Final. Seconded by Darren Alexander. Vote unanimous. Motion carried.
- 9. SKETCH/LETTER OF INTENT/PRELIMINARY**
Owner: Santa Maria Land & Cattle Corp.
Buckhorn Estates, Lots 1-8, A Subdivision of the NE4, SE4NW4, and Tract WD60
Located in Section 28, T8N, R1E, B.H.M., Butte County, South Dakota.
Board discussed access and egress, perc tests, and water supply confirmation. Motion made by Tom Cooper to approve the Sketch/Letter of Intent/Preliminary and move to Public and Final contingent upon receipt of perc results. Seconded by Darren Alexander. Vote unanimous. Motion carried.
- 10. SKETCH/LETTER OF INTENT/PRELIMINARY**
Owner: Chris Fenner
Lots D1 and D2, A Subdivision of Tract D in the E2NE4
Located in Section 34, T9N, R2E, B.H.M., Butte County, South Dakota.
Donna Jones requested minor subdivision exemption. Motion made by Heidi Lewis to approve exemption and Sketch/Letter of Intent/Preliminary and move to Public and Final. Seconded by Darren Alexander. Vote unanimous. Motion carried.

11. SKETCH/LETTER OF INTENT/PRELIMINARY

Owner: Dawn Hatch

Lot A of the Hatch Subdivision

Located in SE4SW4 of Section 20, T8N, R2E, B.H.M., Butte County, South Dakota.

Donna Jones requested minor subdivision exemption. Motion made by Tom Cooper to approve exemption and Sketch/Letter of Intent/Preliminary and move to Public and Final. Seconded by Heidi Lewis. Vote unanimous. Motion carried.

12. SKETCH/LETTER OF INTENT/PRELIMINARY

Owner: Santa Maria Land & Cattle Corp.

Meadow Estates, Lots 1-21, A Subdivision of the S2SE4SW4, S2SW4SE4, SW4SE4SE4, and Tract B in Section 28;

And the NE4NW4NE4NE4, W2NW4NE4NE4, N2NW4NE4, N2SE4NW4NE4, SW4NW4NE4, and N2NW4 in Section 33;

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

Board discussed access and egress, perc tests, and water supply confirmation. Motion made by Darren Alexander to approve the Sketch/Letter of Intent/Preliminary and move to Public and Final contingent upon receipt of perc results. Seconded by Tom Cooper. Vote unanimous. Motion carried.

Callie Hilty requested a variance regarding the number of perc tests required as cited in the disclosure letter, item #2, line E. The board discussed options. Motion made by Tom Cooper to approve the variance. Seconded by Heidi Lewis. Vote unanimous. Motion carried.

Old Business: Board discussed Building Permit Ordinance re-draft, direction given to Donna Jones. Board reviewed revised forms for Sketch/Letter of Intent and Preliminary.

New Business: None

Adjournment: Motion made by Darren Alexander to adjourn. Seconded by Heidi Lewis. Vote Unanimous. Motion carried. Meeting adjourned at 8:50 P.M.

Respectfully Submitted: _____

Donna Jones
Butte County Planner