



## BUTTE COUNTY EQUALIZATION & PLANNING

117 5<sup>TH</sup> AVE, BELLE FOURCHE, SD 57717

605-892-3950

### Planning Commission Meeting- November 14, 2023

The regular meeting of the Butte County Planning Commission held on November 14, 2023, 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 James Ager, and Bill O'Dea, as well as the Director of Equalization and Planning 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 5:01 P.M.

Motion to approve the agenda made by Tom Cooper. Seconded by Bill O'Dea. Vote Unanimous. Motion Carried.

Motion made by Bill O'Dea to approve October 10, 2023, minutes. Seconded by James Ager. Vote Unanimous. Motion Carried.

#### 1. **SKETCH/ LETTER OF INTENT**

OWNER: MARKUS ERK

LOT 1 OF THE ERK SUBDIVISION A SUBDIVISION OF THE S2NW4 OF SECTION 5 AND THE S2NE4 AND SE4 OF SECTION 6, T12N, R6E, BHM, BUTTE COUNTY, SOUTH DAKOTA

Discussion held regarding the intent of the plat. Requested Exception Article III Item 2. Motion to approve the exception made by Tom Cooper. Seconded by James Ager. Vote Unanimous. Motion Carried.

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

#### 2. **SKETCH/ LETTER OF INTENT**

OWNER: PATRICIA HABECK

LOTS 2A AND 3 OF HABECK TRACT 2 FORMERLY ALL OF LOT 2 OF HABECK TRACT 2 LOCATED IN THE SE4NE4 OF SECTION 30, T8N, R2E, BHM, BUTTE COUNTY, SOUTH DAKOTA

Discussion held regarding the intent of the plat. Concerns regarding water source. Board agreed preliminary would be contingent on a letter from state stating Redrock Water Co. is a viable source for water.

Motion to approve Sketch/Letter of Intent made by James Ager. Seconded by Tom Cooper. Vote Unanimous. Motion Carried.

#### 3. **SKETCH/ LETTER OF INTENT**

OWNER: GARY MOSS

TRACTS M1 AND M2 OF MOSS SUBDIVISION LOCATED IN THE SE4SE4 OF SECTION 30, T9N, R6E, BHM, BUTTE COUNTY, SOUTH DAKOTA

Discussion held regarding the intent of the plat. Does not qualify for any exceptions. All preliminary requirements will need to be met per Subdivision Ordinance 2022-02.



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Motion to approve Sketch/Letter of Intent made by James Ager. Seconded by Tom Cooper. Vote Unanimous. Motion Carried.

#### 4. **SKETCH/ LETTER OF INTENT**

OWNER: KENT WYATT

LOTS 1-7 OF WYATT WAY SUBDIVISION AND LOT 3A-2 OF KINDSFATER ADDITION LOCATED IN SECTION 32, T9N, R2E, BHM, BUTTE COUNTY, SOUTH DAKOTA

Discussion held regarding intent of the plat. Access and covenants requirements were discussed.

All preliminary requirements will need to be met per Subdivision Ordinance 2022-02.

Motion to approve Sketch/Letter of Intent made by bill O’Dea. Seconded by James Ager. Vote Unanimous. Motion Carried.

#### 5. **VARIANCE REQUEST**

OWNER: GREG CROW

LOTS 2A, 2B, AND 3 FORMERLY LOT 2 A SUBDIVISION OF THE SW4SW4, LESS TRACT A, AND A PART OF THE SW4SE4, ALL LOCATED IN SECTION 35; T8N, R2E, BHM, BUTTE COUNTY, SOUTH DAKOTA

Review and discussion held regarding Variance Request. Potential buyer explained intent of purchasing the land and agreements made with the City of Belle Fourche regarding annexations, utilities, and road design. Motion to recommend approval of variance request, with final approval contingent upon signed agreement from Belle Fourche City Planning Department, to Board of Adjustments made by Bill O’Dea. Seconded by Tom Cooper. Vote Unanimous. Motion Carried

#### 6. **PLANNING COMMISSION BOARD TERMS**

Discussion held regarding members terms. Darren Alexander term expires in December 2023.

#### **PUBLIC COMMENT**

- Katie Hoffmann expressed concerns regarding planning board member’s online conduct.

#### **OLD BUSINESS**

- Discussion regarding Temporary Campground Ordinance

#### **NEW BUSINESS**

- 2024 Meeting Dates and Deadlines were presented. No action taken.
- Discussion regarding access and development on Robinson Rd. No action taken.

Meeting adjourned at 5:52 pm