

BUTTE COUNTY PLANNING COMMISSION
BELLE FOURCHE, SOUTH DAKOTA 57717

Planning Commission Meeting- August 14, 2018

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

Present were Planning Board Chairman Commissioner Harms, Tom Cooper, Megan Foos, Jim Smeens, Lisa Nelson Director of Equalization & Planning and Donna Jones Office Administrator Butte County Equalization. Present as guests were Bradley Limbo, Todd Larsen, Alan Betchan, Monte Raber, Mike Mantle, Jason Ward, Pat Habeck, Martin Bonato, Bill Moths and Loren Vrem.

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

Motion made by Foos to approve the August 14, 2018 agenda. Second made by Cooper. Vote unanimous. Motion carried.

Motion made by Cooper to approve the July 10, 2018 meeting minutes. Second made by Foos. Vote unanimous. Motion carried.

PUBLIC HEARINGS

Owner: Todd and Cindy Larsen (Loren with Ponderosa Land Surveys LLC)
Lot 2 of Larsen Ranch Subdivision located in the SE4SE4 of Section 20, T10N, R1E, B.H.M Butte County, South Dakota. (No one was present to object.)

Owner: Darleen J Raber Trust (Adam with Interstate Engineering)
Lot C of Raber Subdivision located in the W2NW4 of Section 10, T8N, R2E, B.H.M Butte County, South Dakota. (No one was present to object.)

Owner: Amanda Beug (All Aspects Inc.)
Tract 1 of Elk Run Estates, and Lot K-7R2 of Country Hills Subdivision, formerly a portion of Tract K-7R of Country Hills Estates, and W2 of the SW4, SW4SE4NW4, W2W2SE4SE4NW4, W2E2SW4, W2W2E2E2SW4, in Section 27, and the NW4NW4, W2NE4NW4, W2W2E2NE4NW4 in Section 34, All located in T8N R1E BHM, Butte County, South Dakota. (No one was present to object.)

A. FINAL PLAT

Owner: Todd and Cindy Larsen (Loren with Ponderosa Land Surveys LLC)
Lot 2 of Larsen Ranch Subdivision located in the SE4SE4 of Section 20, T10N, R1E, B.H.M Butte County, South Dakota. Motion made by Foos to approve Final Plat and move to Commissioners. Second made by Smeenk. Vote unanimous. Motion carried.

B. FINAL PLAT

Owner: Darleen J Raber Trust (Adam with Interstate Engineering)
Lot C of Raber Subdivision located in the W2NW4 of Section 10, T8N, R2E, B.H.M Butte County, South Dakota. Motion made by Cooper to approve Final Plat and move to Commissioners. Second made by Foos. Vote unanimous. Motion carried.

C. FINAL PLAT

Owner: Amanda Beug (All Aspects Inc.)
Tract 1 of Elk Run Estates, and Lot K-7R2 of Country Hills Subdivision, formerly a portion of Tract K-7R of Country Hills Estates, and W2 of the SW4, SW4SE4NW4, W2W2SE4SE4NW4, W2E2SW4, W2W2E2E2SW4, in Section 27, and the NW4NW4, W2NE4NW4, W2W2E2NE4NW4 in Section 34, All located in T8N R1E BHM, Butte County, South Dakota. Panel and parties discussed previous clarification of borders and names. Determined all issues to be resolved. Made correction on the agenda regarding legal from 'Tract 1 and 2' to 'Tract 1' and 'Tract K-7R' to 'K-7R2'. Motion made by Smeenk to approve Final Plat and move to Commissioners. Second made by Cooper. Vote unanimous. Motion carried.

D. SKETCH/LETTER OF INTENT/PRELIMINARY

Owner: Patricia Habeck (Interstate Engineering)
Lots 1 and 2 of Habeck Tract 2 located in the SE4NE4 of Section 30 T8N, R2E, B.H.M., Butte County, South Dakota. Verified that utility easement will be completed before Final Plat. Cooper inquired about water source, verified water is from Jim Emery. Motion made by Cooper to approve the Sketch/Letter of Intent/Preliminary and move to Public Hearing and Final Plat next month. Second by Smeenk. Vote unanimous. Motion carried.

E. SKETCH/LETTER OF INTENT/PRELIMINARY

Owner: Joseph Schreiner (AAB Engineering, LLC)
Plat of Tract I located in the NE4SE4 of Section 30 T9N, R6E, of the B.H.M., Butte County, South Dakota. Future site of Dollar General in Newell, S.D. Will provide disclosure statement upon approval of preliminary. Perc. test is in process. Will have own septic and will be on Newell water system. Mentioned likelihood of city of Newell annexing after final transfer of land. Application submitted to DOT for access. Power company to stake out site this month. Panel requested they show letter from Butte Meade Water. Construction timeline discussed, representative said goal is to have basic structure in place prior to inclement weather. Motion made by Cooper to approve the Sketch/Letter of Intent/Preliminary and move to Public Hearing and Final Plat next month. Second by Foos. Vote unanimous. Motion carried.

Old Business:

New Business: Lisa Nelson informed board of road name change from Besler Lane to River Bottom Lane.

Adjournment: Motion made by Foos to adjourn. Second by Smeenk. Vote Unanimous. Motion carried. Adjourned at 7:34 pm.

Respectfully Submitted: _____

Donna Jones

Office Administrator for Butte County Equalization & Planning