

BUTTE COUNTY PLANNING COMMISSION
BELLE FOURCHE, SOUTH DAKOTA 57717

Planning Commission Meeting- March 8, 2022

The regular meeting of the Butte County Planning Commission was held on March 8 at 5:00 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 Jim Smeenk, Heidi Lewis, Tom Cooper, Planning secretary Donna Jones, and Cristina Wilson. Present as guests were several members of the public.

Chairman Harms called the meeting to order at 5:00 P.M.

Motion made by Tom Cooper to approve the agenda with the correction adding Redwater Grazing. Seconded by Heidi Lewis. Vote unanimous. Motion carried.

Motion made by Jim Smeenk to approve the February 8th & February 24th meeting minutes. Seconded by Tom Cooper. Vote unanimous. Motion carried.

1. PUBLIC

Owner: Michael Kahler

Tracts F-4 & F-5 of Helmer Tracts

Located in Section 26, 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: TLR Properties/Seaman Family

Lots 1-3 of River Front Estates

Located in Section 11, T8N, R5E, B.H.M., Butte County, South Dakota.

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

3. PUBLIC

Owner: Thiel Family Trust

Lots 1 & 2, A Subdivision of the W2NE4NE4

Located in Section 25, T8N, R1E, B.H.M., Butte County, South Dakota.

Commissioner Harms asked whether there were any present for or against. Mr. Thiel offered to answer for the plat if anyone had questions. There were none.

4. PUBLIC

Owner: Redwater Grazing Assoc.

Tracts 1A & 3, A Subdivision of Tract 1

Located in the SW4 of Section 5, T7N, R2E, B.H.M., Butte County, South Dakota.

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

5. FINAL

Owner: Michael Kahler

Tracts F-4 & F-5 of Helmer Tracts

Located in Section 26, T8N, R2E, B.H.M., Butte County, South Dakota.

Donna Jones explained all requirements have been met. Tom Cooper moved to approve and move to Commissioners for approval. Seconded by Jim Smeenck. Vote unanimous. Motion carried.

6. FINAL

Owner: TLR Properties/Seaman Family

Lots 1-3 of River Front Estates

Located in Section 11, T8N, R5E, B.H.M., Butte County, South Dakota.

Donna Jones explained all requirements have been met. Tom Cooper asked about irrigation letter, verified letter was included in Preliminary. Heidi Lewis moved to approve and move to Commissioners for approval. Seconded by Jim Smeenck. Vote unanimous. Motion carried.

7. FINAL

Owner: Thiel Family Trust

Lots 1 & 2, A Subdivision of the W2NE4NE4

Located in Section 25, T8N, R1E, B.H.M., Butte County, South Dakota.

Donna Jones explained all requirements have been met. Tom Cooper asked about access, verified access easement indicated on mylar plat. Jim Smeenck moved to approve and move to Commissioners for approval. Seconded by Tom Cooper. Vote unanimous. Motion carried.

8. FINAL

Owner: Redwater Grazing Assoc.

Tracts 1A & 3, A Subdivision of Tract 1

Located in the SW4 of Section 5, T7N, R2E, B.H.M., Butte County, South Dakota.

Donna Jones explained all requirements have been met with exception of taxes. Heidi Lewis moved to approve and move to Commissioners for approval contingent upon taxes paid and Treasurer's signature on plat. Seconded by Jim Smeenck. Vote unanimous. Motion carried.

9. FINAL

Redwater Land Co, Inc

Lots 1-10 of Tract A

Located in Section 26, T8N, R2E, B.H.M., Butte County, South Dakota.

Donna Jones explained all requirements have been met, including letters verifying owner to comply with county ordinance regarding requirement that mobile homes be on permanent foundations. Tom Cooper asked for clarification of definition in ordinance of mobile home court. LeEllen McCartney explained. Tom Cooper asked surveyor about city's requirements. Mr. Schreier indicated they had not yet requested any alterations.

Heidi Lewis moved to approve and move to Commissioners for approval. Seconded by Tom Cooper. Vote unanimous. Motion carried.

Old Business: None

New Business: Discussed whether to change hours to 7pm going forward. It was decided to continue at the 5 pm hour and time will be discussed again at the April meeting.

Member of the public requested to discuss with board the current Building Permit ordinance. Board agreed to review with LeEllen McCartney's assistance as to possible improvements.

Adjournment: Jim Smeenck moved to adjourn. Seconded by Tom Cooper. Vote Unanimous. Motion carried. Meeting adjourned at 5:45 P.M.

Respectfully Submitted: _____

Donna Jones
Butte County Planner