

All Planning Commission Meetings are recorded.

**CITY OF CUSTER PLANNING AND ZONING COMMISSION  
AGENDA**

**Tuesday February 26<sup>th</sup>, 2019 at 5:00 P.M.  
Custer City Hall, 622 Crook Street, Custer, SD 57730**

**Call to Order - Roll Call:**

**Approve Agenda:** February 26<sup>th</sup>, 2019

**Approve Minutes:** February 12<sup>th</sup>, 2019

**Declaration of Conflict of Interest:**

**~~New Business:~~**

**~~Old Business:~~**

**Discussion Items:**

Rewrite of Custer City's Comprehensive Plan

Revisions to the Extraterritorial Area Policy

**Planning Administrator Updates:**

**Communications from The Public:**

**Adjournment:**

ADA Compliance: The City of Custer City fully subscribes to the provisions of the Americans with Disabilities Act. If you desire to attend this public meeting and are in need of special accommodations, please notify the Finance Office 24 hours prior to the meeting so that appropriate services are available.

DRAFT  
MINUTES OF THE February 12<sup>th</sup>, 2019 MEETING OF THE OF THE CITY OF CUSTER  
PLANNING COMMISSION

Roll Call: 5:00 pm

Members Present: Joe Uhrich-Vice Chairman; Scott Olson; Rick Hudson; Marc Moore – Alternate (voting in place of Commissioner Maciejewski or Harbach.)

Members Absent: Jerad Tennyson-Chairman; Larry Maciejewski; Joe Harbach; Fred Mills – Alternate.

Other Parties Present: Tim Hartmann–Planning Administrator; Dixie Whittaker – Council Representative; Kimberly Kierkvliet – Custer County Planning Administrator; Public Attendees - See sign in sheet, on file with Planning Administrator

Agenda: Commissioner Hudson moved, with a second by Commissioner Moore to approve the agenda. Motion unanimously carried.

Minutes: Commissioner Moore moved, with a second by Commissioner Hudson to approve the January 8<sup>th</sup>, 2019 minutes. Motion unanimously carried.

Declaration of Conflict of Interest: None stated.

New Business:

Sketch Plan – Balance of W1/2 SE ¼ of Section 22 T3S R4E (Mr. Cleve Trimble). Planning Administrator and Planning Commissioners discussed the sketch plan with input from the public. Discussion included, but was not limited to location of the parcel, topography of the parcel and the density of the surrounding area. After the discussion Commissioner Moore moved, with a second by Commissioner Hudson to recommend the applicant proceed with a preliminary plat should such plat be comprised of a lot line adjustment with parcel #012116, and if such plat was a subdivision plat creating a new parcel, recommended additional research be done to verify any additional density stipulations that may be in place for stage coach subdivision. Motion unanimously carried.

Sketch Plan – South West Summit Street Area. Planning Administrator and Planning Commissioners discussed the sketch plan. Discussion included but was not limited to the existing parcels and the ownership of parcels involved in the sketch plan. After the discussion, Commissioner Moore moved, with a second by Commissioner Olson to recommend approval of the sketch plan by the Council. Motion unanimously carried.

Block 89 –Int of 10<sup>th</sup> St and Pine St Right of Way Vacation Request (Adjacent to the S/W Corner of Lot 1) Vice Chairman Uhrich gave a brief recap of previous discussion with this subject. Commissioner Olson moved, with a second by Commissioner Moore to recommend approval by the Council of the street vacation as presented in the staff report. Motion unanimously carried.

Old Business:

Minor Plat – A Plat of Calvird Tract of Block 89. Commissioner Olson moved, with a second by Commissioner Moore to recommend approval of the minor plat by the Council, contingent upon the adjacent Block 89 street vacation, currently under review, being approved and incorporated within. Motion unanimously carried.

**Discussion Items:**

**Residential Conditional Use Permit – Group Review.** Planning Administrator gave Commissioners an update on the tentative timeline established to complete a bulk review of existing eligible Conditional Uses under Custer Municipal Codes current Residential Zone. Planning Administrator will provide the commission with copies of applicable ordinances and Conditional Use review criteria.

**Revisions to the Extraterritorial Area Policy.** Planning Administrator and Commissioners discussed scheduling a second joint meeting with Custer County Planning Commission to discuss next steps in updating the extraterritorial area policy. County and City Planning Administrators will continue to work to establish a date tentatively in March or early April.

**Planning Administrator Updates**

Planning Administrator and commission members gave various updates.

**Communications from The Public**

No communications from the public were heard.

**Adjournment:**

Being no further business before the Commission, Commissioner Hudson moved, with a second by Commissioner Olson to adjourn. Motion unanimously carried. The meeting adjourned at 6:15 pm.

Approved:

Attest:

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Joe Uhrich, Vice Chairman

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Tim Hartmann, Planning Administrator