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CITY OF CUSTER
PLANNING AND ZONING COMMISSION AGENDA
Tuesday August 11th, 2020 at 5:00 P.M.
Custer City Hall, 622 Crook Street, Custer, SD 57730

1. Call to Order - Roll Call:

2. Approve Agenda: August 11th, 2020

3. Approve Minutes: July 14th, 2020

4. Declaration of Conflict of Interest:

5. Public Hearings:

a. —

6. Old Business

a.

7. New Business:

- a. Preliminary Plat – A Plat of Lot 18A, 18B, 18C, 18D, 18E and 18F of Block 1, Stone Hill Subdivision
- b. Sketch Plan – “Coffin Pit” Property (A portion of the CCH Sylvan Park Property’s Plan)

8. Discussion Items:

- a. Rewrite of Custer City’s Comprehensive Plan

9. Public Comments (3-minute max. per person, with total communication period to not exceed 15 minutes):

10. Planning Administrator Updates:

11. Adjournment

Planning Commission 8/11/20
Tue, Aug 11, 2020 5:00 PM - 7:00 PM (MDT)

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**MINUTES OF THE July 14th, 2020 MEETING OF THE OF THE CITY OF CUSTER
PLANNING COMMISSION**

Roll Call: 5:00 pm

Members Present: Jerad Tennyson-Chairman; Joe Uhrich – Vice Chairman; Fred Mills; Kathy Johnson; Scott Olson; Rick Hudson; Marc Moore – Alternate . (Johnson & Hudson present by GoToMeeting)

Members Absent:; Larry Maciejewski -Alternate.

Other Parties Present: Tim Hartmann–Planning Administrator; Dixie Whittaker – Council Representative; Doug Gaulke; CCH Representatives; Matt Hespern.

Agenda: Commissioner Uhrich moved, with a second by Commissioner Olson to approve the agenda. Motion carried with Commissioners Tennyson, Uhrich, Mills, Johnson, Olson and Hudson all voting yes.

Minutes: Commissioner Mills moved, with a second by Commissioner Uhrich to approve the June 23rd, 2020 minutes. Motion carried with Commissioners Uhrich, Mills, Johnson, Olson, Hudson and Tennyson, all voting yes.

Declaration of Conflict of Interest: None Stated.

Public Hearings:

Old Business:

- a. **Minor Plat – A Plat of Gaulke Tract North and Gaulke Tract South**
Planning Administrator gave a brief update on the plat. A discussion was held primarily including the shared well and shared well agreement. Mr. Gaulke answered questions. After the discussion, Commissioner Uhrich moved, with a second by Commissioner Olson to recommend approval of the Plat by the Council. Commissioner Uhrichs motion carried with Commissioners Johnson, Olson, Hudson, Uhrich and Mills all voting yes.

New Business:

- a. **Custer County Housing Development – Sylvan Park Properties.**
Planning Administrator presented the moving forward plan drafted by City staff and legal. Other parties were present for discussion. After the discussion, Commissioner Uhrich moved, with a second by Commissioner Olson approve and support the moving forward plan. Uhrichs motion carried with Commissioners Olson, Hudson, Uhrich, Mills and Johnson all voting yes.

Discussion Items:

- a. **Rewrite of Custer City’s Comprehensive Plan**
Planning Administrator reminded the commission of the upcoming open houses.

Public Comments:

No public comments were heard by the Commission.

Planning Administrator Updates

Planning Administrator and commission members gave various updates and discussed scheduling.

Adjournment:

Being no further business before the Commission, Commissioner Johnson moved, with a second by Commissioner Mills to adjourn. Motion unanimously carried. The meeting adjourned at 5:49 pm.

Approved:

Attest:

Jerad Tennyson – Chairman

Tim Hartmann, Planning Administrator



Planning Department
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Staff Report

Request: Preliminary Plat - A Plat of Lot 18A, 18B, 18C, 18D, 18E and 18F of Block 1, Stone Hill Sub
Applicant: Reindl Development
Legal Desc.: Lots 18A - 18F Stone Hill Sub - See Plat for full legal
Fee Paid: \$1150.00
Date Prepared: August 6, 2020
Planning Commission Meeting: August 11, 2020
Prepared by Tim Hartmann, Planning Administrator

GENERAL

This plat is for a subdivision of land within Custer City located near the intersection of Wildcat Lane and Sidney Park Road. The proposed plat is the next step relating to the previously filed Lot 18 and will create the proposed 6 townhouse lots. Setbacks and structures are shown on the preliminary plat for discussion and planning but will be removed for the final plat.

ZONING

Per the City zoning map the property affected by this plat is currently zoned Residential.

ACCESS AND PUBLIC SERVICES

Access to the area is primarily provided by Wildcat Lane on the North side of the proposed parcel. City sewer and water services are nearby in Wildcat Lane.

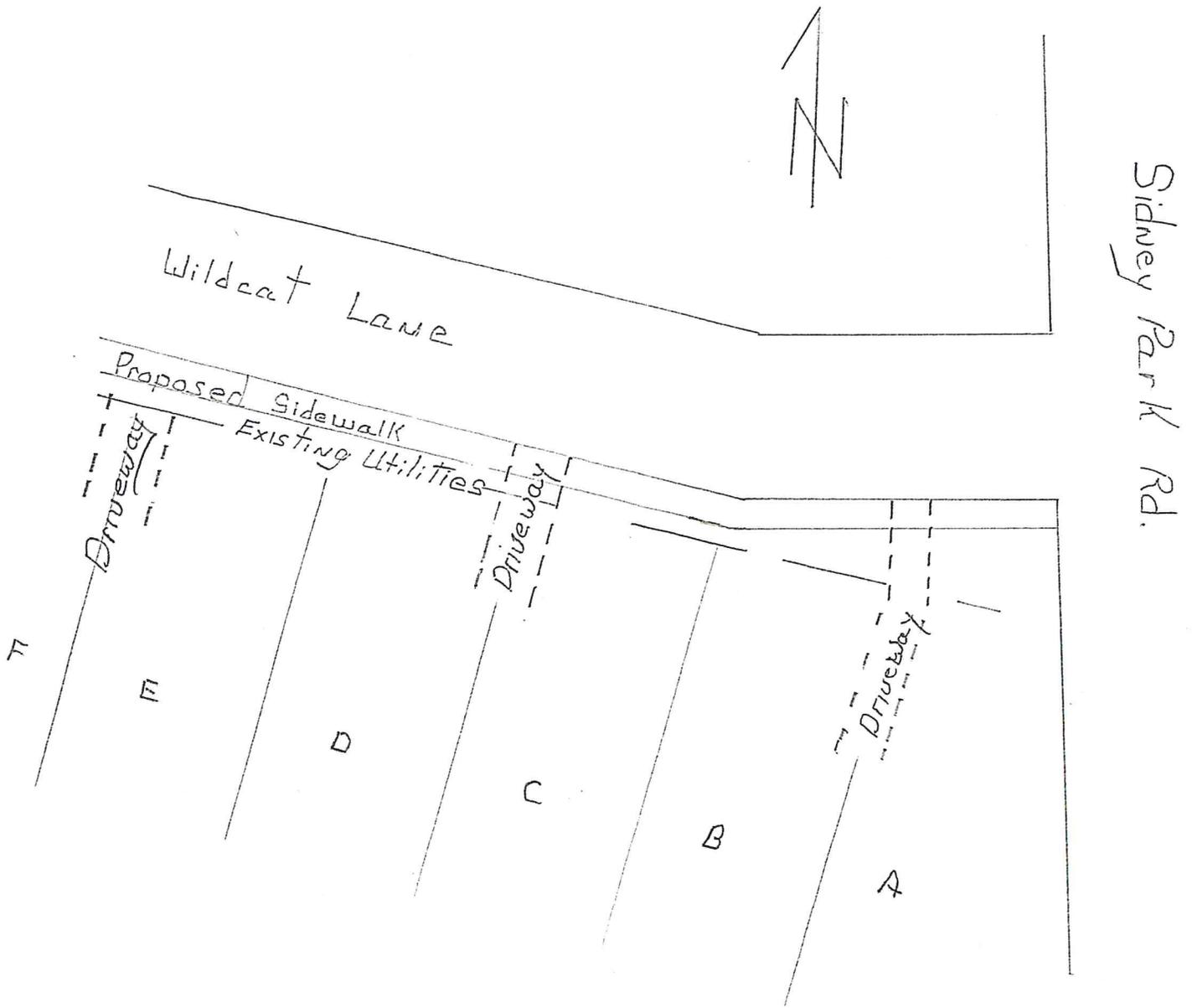
TOWNHOME REVIEW

Reindls plan to build 3 two-unit townhomes (6 units total). Staff has reviewed the Townhouse requirements set forth in CMC 17.12.080.E. All townhome lot sizes and regulations appear to be satisfied.

- Minimum Side Setback Required (nonparty wall) 6' - - - 8' will be provided.
- Exterior Maintenance Easement provided in Note.
- Lot Size Required (1 common wall) 5000sqft - - - 7841 sqft and 8712 sqft to be platted.
- Setbacks planned per Stone Hill amended setbacks accepted by City Council March 2008.

SUMMARY AND STAFF RECCOMENDATION

Approval of the preliminary plat and site plan and then starting construction is standard for townhouse development to assure proper lot alignment with the party wall and lot line. Staff has explained to the Reindls that the foundations will need to be completed with the final plat to then be presented within 1 year of approval of the preliminary plat. Staff supports a recommendation of approval for this preliminary plat to the City Council.

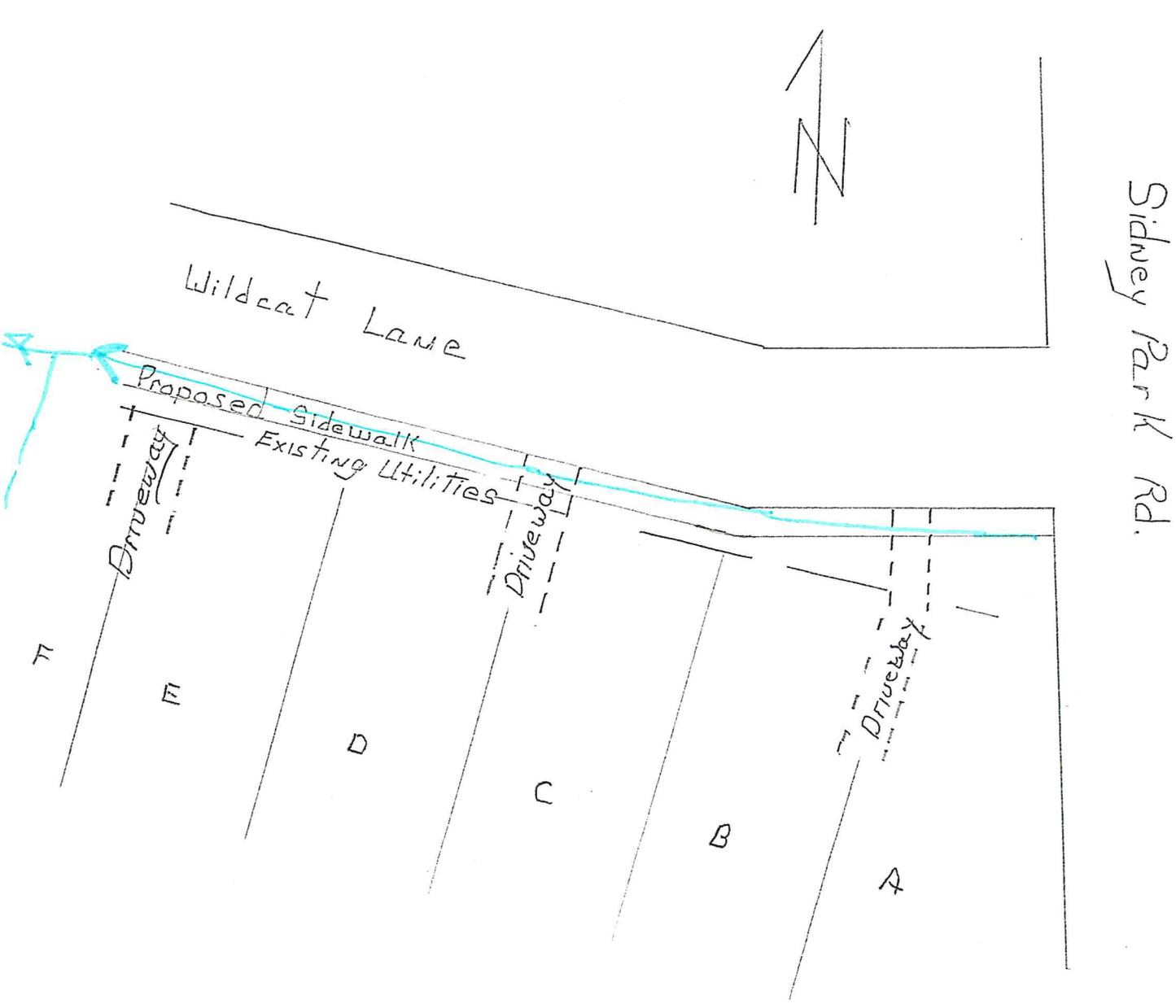


Stone Hill Town Homes

Existing Utilities: Water, Sewer, Power, Phone.

Sidewalk to Follow existing curb.

Not to Scale.

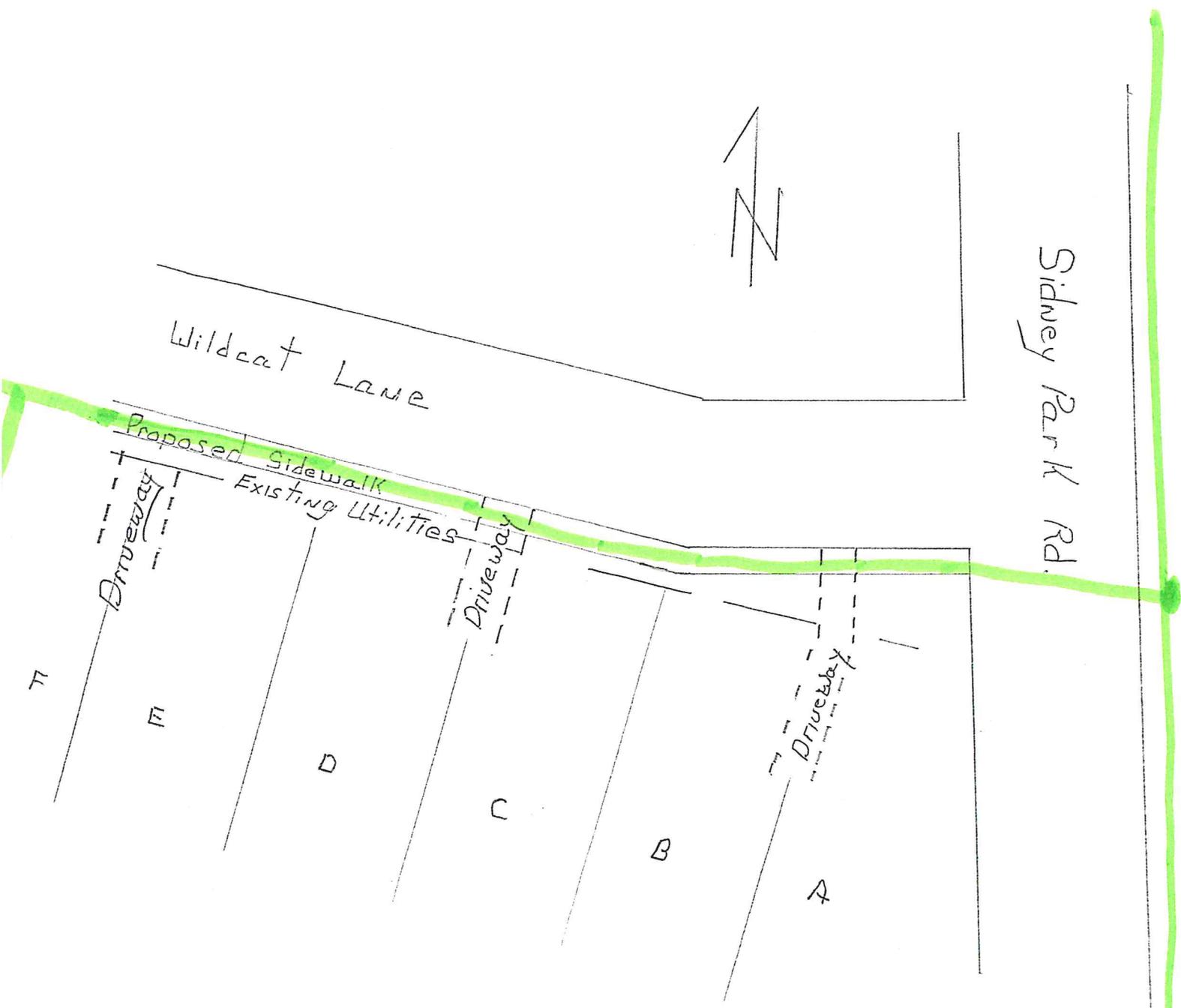


Stone Hill Town Homes

Existing Utilities: Water, Sewer, Power, Phone.
 Sidewalk to Follow existing curb.

Not to Scale.

6" PVC H₂O Main



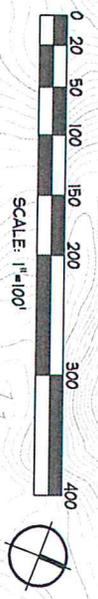
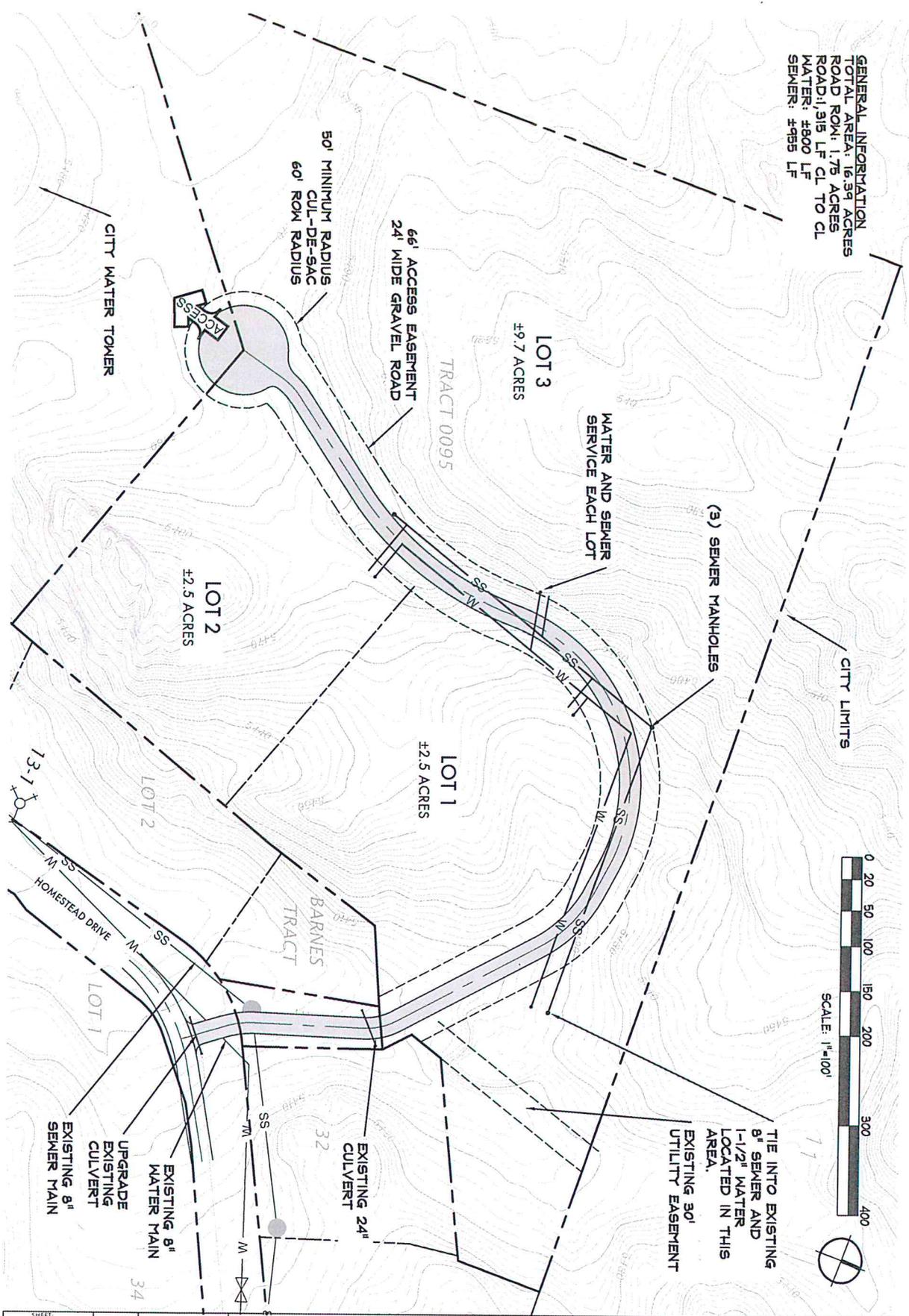
Stone Hill Town Homes

Existing Utilities: Water, Sewer, Power, Phone.
 Sidewalk to Follow existing curb.

Not to Scale.

8" PVC Sewer Main

GENERAL INFORMATION
 TOTAL AREA: 16.39 ACRES
 ROAD ROW: 1.75 ACRES
 ROAD: 1.515 LF CL TO CL
 WATER: 4800 LF
 SEWER: 4955 LF



THE INTO EXISTING
 8" SEWER AND
 1-1/2" WATER
 LOCATED IN THIS
 AREA.
 EXISTING 30'
 UTILITY EASEMENT

<p>TALLGRASS Landscape Architecture for the American South TALLGRASS LANDSCAPE ARCHITECTURE 1000 W. 10th Street, Suite 100 Tallahassee, FL 32301 TALLGRASSLANDSCAPEARCHITECTURE.COM</p>	
REVISIONS:	BY:
DATE:	BY:
FIELD SHEET:	2/2/2020
PROJECT NUMBER:	0000000000
PROJECT NAME:	0000000000
<p>MATT HESPEN 673-1281</p>	
<p>HOMESTEAD ADDT'N PHASE 2 SKETCH PLAN CLUSTER S.D.</p>	
<p>CONCEPT 18-000000</p>	
SHEET:	1
OF:	1



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8/7/2020

Still anticipating some changes to the Spring Sub plat that accompanies this first part of this project. Want to initiate conversation of this sketch plan, but PC may want to consider tabling at this time.

1. Hespen presents a proposal (preliminary plat, or at minimum a sketch plan) of proposed development on "Coffin Pit" property, requesting approval of such plan. Such proposal is anticipated to show no more than 3 lots (averaging 5.46 acres each).
2. Planning Commission recommends approval of the Plat of Lots 4 & 5 of Spring Subdivision by the Council with a recommendation that the Council stipulate such approval is contingent upon the sale of Lot 4 from Hespen to CCH.
3. City approves transfer of "Coffin Pit" (Lot 1R) to CCH, specifying that such be utilized in a way to benefit the development of affordable housing for Custer area residents.
4. City Council approve the Plat of Lots 4 & 5 of Spring Subdivision contingent upon the sale of Lot 4 from Hespen to CCH, and contingent upon completion of a subdivision agreement binding CCH to sewer extension to Lot.
5. Plat is held in City office, closing docs are prepared, subdivision agreement and petition to annex by CCH is prepared and provided to the City in draft form.
6. Plat, closing docs, subdivision agreement and annexation petition are all presented at a scheduled closing date.
*
7. Hespen signs the plat and closing docs to Custer County housing. *
8. City signs the plat, plat can be filed*
9. CCH completes closing and now owns Lot 4. *
10. CCH signs and presents City Annexation petition to City Planning Administrator. *

* Denotes happens at scheduled closing, probably Southern Hills Title.