

All Planning Commission Meetings are recorded.

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

**Tuesday November 13<sup>th</sup>, 2018 at 5:00 P.M.  
Custer City Hall, 622 Crook Street, Custer, SD 57730**

**Call to Order - Roll Call:**

**Approve Agenda:** November 13<sup>th</sup>, 2018

**Approve Minutes:** October 9<sup>th</sup>, 2018 & October 23<sup>th</sup>, 2018

**Declaration of Conflict of Interest:**

**New Business:**

Minor Plat – A Plat of Lot 18R and Tract 7R of Deer Ridge Sub

Minor Plat – A Plat of Tract Raymond North and South

Minor Plat – A Plat of Lots 20R and 21R of Wittrock Sub #2

Minor Plat – A Plat of Powell Tract and Lannoye Tract of Bavarian Hills Estates

Proposed French Creek Drive Street Closure – In conjunction with Harbach Park Master Plan

**~~Old Business:~~**

**Discussion Items:**

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 October 9<sup>th</sup>, 2018 MEETING OF THE OF THE CITY OF CUSTER  
PLANNING COMMISSION

Roll Call: 5:00 pm

Members Present: Jerad Tennyson-Chairman; Joe Uhrich-Vice Chairman; Larry Maciejewski; Joe Harbach; Scott Olson; Marc Moore – Alternant.

Members Absent: Rick Hudson; Fred Mills - Alternant.

Other Parties Present: Tim Hartmann–Planning Administrator; Dixie Whittaker–Council Representative; Mayor Herman; Public Attendees.

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

Minutes: Commissioner Uhrich moved, with a second by Commissioner Maciejewski the approve the September 25<sup>th</sup>, 2018 minutes. Motion unanimously carried.

Declaration of Conflict of Interest: None stated.

Yearly Planning Commission Chair and Vice Chair Appointment:

Commission member Uhrich moved to nominate Commission member Tennyson for Commission Chairman. Seconded by Commission member Maciejewski, the motion unanimously carried. Commission member Uhrich moved to nominate Commission member Harbach for Commission Vice-Chairman. Commissioner Harbach stated he was not interested in the Vice Chair position at this time. Uhrich’s motion died due to lack of second. Commission member Maciejewski moved to nominate Commission member Uhrich for Commission Vice-Chairman. Seconded by Commission member Olson, the motion unanimously carried. Chairman and Vice Chairmen accepted the positions effective immediately for a term of 1-year.

New Business:

Public Hearing – Conditional Use Permit, 371 Crook Street, Custer Community Center. Planning Administrator, Planning Commissioners, Mayor and Council Rep discussed the conditional use(s). Discussion included but was not limited to the proposed use of the facilities, surrounding area, and zoning of the property. After the discussion, Commissioner Maciejewski moved, with a second by Commission Uhrich, to approve the conditional use permit as presented in the meeting staff report. Motion Carried.

Minor Plat – Hendrickson Subdivision. Planning Administrator, Planning Commissioners, Mayor and Council Rep discussed the minor plat. Discussion included but was not limited to location of the property from Custer City’s municipal boundaries, access to the parcels and the access road to proposed Tracts 2A and 2B. After the discussion, Commissioner Uhrich moved, with a second by Commissioner Harbach to recommend approval of the minor plat by the Council. Motion unanimously carried.

Old Business:

Discussion Items:

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 Maciejewski moved, with a second by Commissioner Uhrich to adjourn. Motion unanimously carried. The meeting adjourned at 5:50 pm.

Approved:

Attest:

\_\_\_\_\_  
Jerad Tennyson, Chairman

\_\_\_\_\_  
Tim Hartmann, Planning Administrator

DRAFT  
MINUTES OF THE October 23<sup>rd</sup>, 2018 MEETING OF THE OF THE CITY OF CUSTER  
PLANNING COMMISSION

Roll Call: 5:00 pm

Members Present: Jerad Tennyson-Chairman; Joe Uhrich-Vice Chairman; Larry Maciejewski; Joe Harbach; Scott Olson; Rick Hudson; Marc Moore - Alternate.

Members Absent: Fred Mills – Alternate.

Other Parties Present: Tim Hartmann–Planning Administrator; Dixie Whittaker–Council Representative; Lysann Zeller-BHCLG.

Agenda: Commissioner Harbach moved, with a second by Commissioner Maciejewski to approve the agenda. Motion unanimously Carried.

Minutes: Commissioner Maciejewski moved, with a second by Commissioner Harbach to table the October 9<sup>th</sup>, 2018 minutes due to the need to add Commission Chairman and Vice-Chairman election information. Motion unanimously carried.

Declaration of Conflict of Interest: None stated.

New Business:

Old Business:

Discussion Items:

Rewrite of Custer City’s Comprehensive Plan. Black Hills Council of Local Governments presented a draft Custer community survey used to gather input for the comprehensive plan rewrite. The draft survey was discussed question by question with minor corrections to be made by Lysann. Input from Steve Pisce, Park, Recreation and Forestry Board Chairman will also be gathered on the “Parks and Recreation” section of the survey. Once these corrections are made, public input will begin. Lysann will return at the December 11<sup>th</sup> Planning Commission meeting to discuss next step scheduling.

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 Maciejewski moved, with a second by Commissioner Hudson to adjourn. Motion unanimously carried. The meeting adjourned at 6:34 pm.

Approved:

Attest:

\_\_\_\_\_  
Jerad Tennyson, Chairman

\_\_\_\_\_  
Tim Hartmann, Planning Administrator



Planning Department  
622 Crook Street  
Custer, SD. 57730  
Phone: 673-4824 Fax: 673-2411  
e-mail: timh@cityofcuster.com

#### Staff Report

Request: Minor Plat, Lot 18R and Tract 7R of Deer Ridge Subdivision  
Applicant: Gregg Warne  
Location: Approximately 2.7 miles West of Custer. Near the int of Deer Ridge Road and Buck Lane  
Legal Desc.: Lot 18R and 7R of Deer Ridge Subdivision - See Plat for full legal  
Fee Paid: \$125.00  
Date Prepared: October 15, 2018  
Planning Commission Meeting: November 13<sup>th</sup>, 2018  
Prepared by Tim Hartmann, Planning Administrator

#### **GENERAL**

This plat is for a lot line adjustment with two parcels that are not within the city of Custer but is subject to review by the City under the City's extraterritorial jurisdiction. Individual wells and wastewater systems are available and serve the existing homes on the properties.

The area is in the county and therefore has no zoning.

The plat is performing a lot line adjustment between the existing Lot 18 (20.00 acres) and Tract 7 (2.01 acres). Lot 18R is proposed to contain 18.04 acres and proposed Tract 7R will contain 4.00 acres.

#### **COMPREHENSIVE PLAN**

The land use section of the Comprehensive Plan identifies this area as Rural Residential.

#### **ROUTING SHEET RESPONSES**

CC Highway – No Concerns  
CC ROD – Minor redline changes  
SDDOT – No concerns

#### **ACCESS**

Existing access to the area is provided from US Hwy 16 to Wind Dance Ranch Road to Deer Ridge Road. Deer Ridge Road and Buck Lane serve the current parcels.

Deer Ridge Road and Buck Lane are 66' Dedicated Public Right of Ways.

#### **SECTION LINE VACATION**

The section line rights of way that run east and west through the north ends of Proposed Lot 18R and Proposed Tract 7R was vacated by resolution filed Misc. Book 40 Page 693 Signed by the Custer County Commission on December 9<sup>th</sup>, 2003.

#### **REVISIONS NEEDED TO PRELIMINARY PLAT**

Minor redline corrections found during routing have been addressed by the surveyor.

#### **SUMMARY AND STAFF RECCOMENDATION**

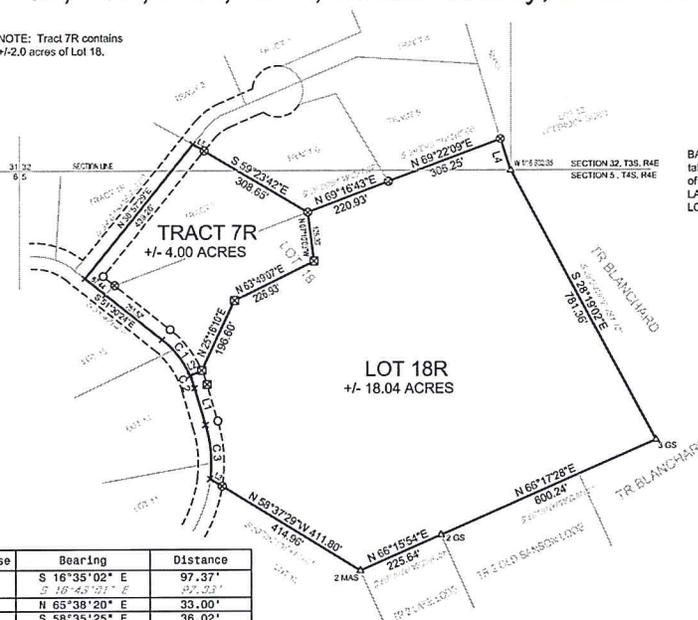
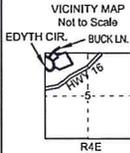
The proposed plat is a lot line adjustment with no changes to access and no concern of inadequate water and waste water services to the parcels. Staff supports a recommendation to Council for approval of the minor plat.

A PLAT OF  
**LOT 18R AND TRACT 7R OF DEER RIDGE SUBDIVISION**  
 (Formerly Lot 18 and Tract 7 of Deer Ridge Subdivision)  
 Located in the NW 1/4 of Section 5, T4S, R4E, and the SW 1/4 of Section  
 32, T3S, R4E, BHM, Custer County, South Dakota

NOTE: See Book 11 of Plats on Page 513 for plat of Lot 18.  
 NOTE: See Book 11 of Plats on Page 600 for plat of Replat of Tract 7.  
 NOTE: SEE MISC. BOOK 40M ON PAGE 693 FOR THE RESOLUTION VACATING THE SECTION LINE ACROSS TRACT 7 AND LOT 18.

NOTE: Tract 7R contains +/-2.0 acres of Lot 18.

DATE SURVEYED  
**25 Sept. 2018**  
 BASIS OF BEARING - GPS OBSERVATION  
 taken S 33°07'15"W 1693.94' from the SE corner  
 of LOT 18.  
 LAT: 43°43'57.03528"  
 LONG: -103°40'31.14887"



**LEGEND**  
 ☒ Set rebar with AL cap marked "ANDERSEN PLS 2842"  
 ○ Found rebar without cap  
 ▲ Found stone monument  
 ⊗ Found rebar with AL cap marked "BRYANT RLS 2196"  
 × Angle point - not monumented

SCALE IN FEET  
 0 200 400

Course	Bearing	Distance
L1	S 16°35'02" E	97.37'
L2	S 16°43'21" E	27.33'
L3	N 65°38'20" E	33.00'
L4	S 58°35'25" E	36.02'
L5	S 18°23'19" E	84.19'
L6	S 19°50'32" E	61.60'
L7	S 59°23'11" E	33.35'
L8	S 69°03'42" E	30.18'

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	247.54'	59.94'	117.61'	27°13'20"	23°08'46"	116.51'	S 37°58'21" E
C2	247.54'	16.84'	33.64'	7°47'09"	23°08'46"	33.61'	S 20°28'06" E
C3	348.45'	70.76'	139.61'	23°05'17"	16°32'17"	138.66'	S 04°54'58" E

**CERTIFICATE OF SURVEYOR**  
 I, John D. McBride Registered Land Surveyor No. 5906 in the State of South Dakota, do hereby certify that being so authorized, I have prepared the within plat of land shown and described hereon from notes taken during an actual survey made by me or under my direct supervision, and that to the best of my knowledge and belief, the same is a true and correct representation of said survey.  
 IN WITNESS WHEREOF, I herewith set my hand and official seal.  
 Dated this \_\_\_ day of \_\_\_, 2018.

John D. McBride SDRLS No. 5906

**STATE OF SOUTH DAKOTA, COUNTY OF FALL RIVER**  
 The Greg L. Warne Trust, does hereby certify that it is the owner of the within described lands and that the within plat was made at its direction for the purposes indicated therein, and that the development of this land shall conform to all existing zoning, subdivision, and erosion and sediment control regulations.  
 Dated this \_\_\_ day of \_\_\_, 2018.

Greg L. Warne (TRUSTEE)

**NOTE: 10 FEET EACH SIDE OF REAR AND SIDE LOT LINES ARE RESERVED FOR UTILITY EASEMENTS, IF THE LINE ABUTS LANDS NOT SUBDIVIDED UNDER THE PROVISIONS OF CUSTER COUNTY SUBDIVISION ORDINANCE #2, THE ENTIRE 20' WIDE EASEMENT WILL BE TAKEN FROM THE LOT.**

No area of special flood hazard exists within this subdivision according to Flood Hazard Insurance Rate Map Panel No. 46033C0400F, effective date: Jan. 6, 2012. The placement of fill, any new construction, substantial improvements, or another development within the 100-year flood plain as designated by the County's Flood Insurance Rate Maps and Flood Boundary and Floodway Maps, shall be in conformity with Custer County's Flood Ordinance.

**WATER PROTECTION STATEMENT**  
 Pursuant to SDCL 11-3-8.1 and 11-3-8.2, the developer of the property described within this plat shall be responsible for protecting any waters of the state, including groundwater, located adjacent to or within such platted area from pollution from sewage from such subdivision and shall in prosecution of such protections, conform to and follow all regulations of the South Dakota Department of Environment and Natural Resources relating to the same.

**CERTIFICATE OF HIGHWAY AUTHORITY**  
 It appears that every lot has an acceptable approach location onto a public road and the location of the intersection(s) of the proposed subdivision road(s) with the existing public road(s) is hereby approved.  
 Date: \_\_\_\_\_  
 Highway Authority \_\_\_\_\_

**CERTIFICATE OF COUNTY TREASURER**  
 I, Custer County Treasurer, do hereby certify that all taxes and special assessments which are liens upon the within described lands are fully paid according to the records of this office.  
 Dated this \_\_\_ day of \_\_\_, 2018.  
 Custer County Treasurer \_\_\_\_\_

**RESOLUTION OF THE CITY COUNCIL**  
 Whereas there has been presented to the City Council of Custer, South Dakota, the within plat of the above described lands, and it appearing to the Council that said plat conforms to the existing plats of said City, that the streets set forth therein conforms to the system of streets of the municipality, that all provisions of the subdivision regulations have been complied with, that all taxes and special assessments upon the tract have been fully paid, and that said plat and the survey thereof have been executed according to law, now therefore,  
**BE IT RESOLVED**, that said plat is hereby approved in all respects.  
 Dated at Custer, South Dakota this \_\_\_ day of \_\_\_, 2018.

**CERTIFICATE OF CITY FINANCE OFFICER**  
 I, Finance Officer of the City of Custer, South Dakota, do hereby certify that the foregoing instrument is a true and correct copy of the resolution adopted by the City Council of Custer, South Dakota at a meeting held on the \_\_\_ day of \_\_\_, 2018.  
 Custer City Finance Officer \_\_\_\_\_

**ACKNOWLEDGMENT OF OWNERSHIP**  
 STATE OF SOUTH DAKOTA, COUNTY OF FALL RIVER  
 On this \_\_\_ day of \_\_\_, 2018, before me, the undersigned officer, personally appeared Greg L. Warne, Trustee of Greg L. Warne Trust, known to me or satisfactorily proven to be the person described in the foregoing instrument, and acknowledged that she executed the same in the capacity therein stated and for the purposes therein contained.  
 IN WITNESS WHEREOF I herewith set my hand and official seal.

Notary Public \_\_\_\_\_  
 My commission expires \_\_\_\_\_

**STATE OF SOUTH DAKOTA, COUNTY OF CUSTER**  
 We, Daniel D. Eisenbraun & Patricia T. Eisenbraun, do hereby certify that we are the owners of the within described lands and that the within plat was made at our direction for the purposes indicated therein, and that the development of this land shall conform to all existing zoning, subdivision, and erosion and sediment control regulations.  
 Dated this \_\_\_ day of \_\_\_, 2018.

Daniel D. Eisenbraun

Patricia T. Eisenbraun

**ACKNOWLEDGMENT OF OWNERSHIP**  
 STATE OF SOUTH DAKOTA, COUNTY OF CUSTER  
 On this \_\_\_ day of \_\_\_, 2018, before me, a Notary Public, personally appeared Daniel D. Eisenbraun & Patricia T. Eisenbraun, known to me to be the person(s) described in the foregoing instrument, and acknowledged to me that they signed the same.  
 IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public \_\_\_\_\_  
 My commission expires \_\_\_\_\_

**CERTIFICATE OF COUNTY DIRECTOR OF EQUALIZATION**  
 I, Director of Equalization of Custer County, do hereby certify that my office has been furnished with a true copy of the within plat.  
 Dated this \_\_\_ day of \_\_\_, 2018.  
 Director of Equalization of Custer County \_\_\_\_\_

**OFFICE OF THE REGISTER OF DEEDS**  
 Filed for record this \_\_\_ day of \_\_\_, 2018, at \_\_\_ o'clock \_\_\_ M, and recorded in Book \_\_\_ of Plats on page \_\_\_\_\_.  
 Custer County Register of Deeds \_\_\_\_\_

Prepared by  
**ANDERSEN ENGINEERS**  
*Land Surveyors, Professional Engineers, & Environmental Consultants*

Drawn by DR	Date 10/11/2018	P.O. Box 446 Edgemont, SD 57735 (605)662-5500
Approved by JM	Date 10/11/2018	andersenengineers@gwtc.net
Scale 1"=200'	Sheet 1 of 1	File Name: L18_DEER_RIDGE



Planning Department  
622 Crook Street  
Custer, SD. 57730  
Phone: 673-4824 Fax: 673-2411  
e-mail: timh@cityofcuster.com

### Staff Report

Request: Minor Plat, Tracts Raymond North and Raymond South  
Applicant: Rick and Connie Wellington  
Location: Approximately 0.7 miles North North/East of Custer. Near the int of Hwy 89 and Elk Valley Road  
Legal Desc.: Tract Raymond North and Tract Raymond South - See Plat for full legal  
Fee Paid: \$450.00  
Date Prepared: October 18, 2018  
Planning Commission Meeting: November 13, 2018  
Prepared by Tim Hartmann, Planning Administrator

### **GENERAL**

This plat is for a two-parcel subdivision that is not within the city of Custer but is subject to review by the City under the City's extraterritorial jurisdiction. The proposed plat will divide the existing Revised Tract Raymond (42.87 acres) into two Tracts, Tract Raymond North (22.28 acres) and Tract Raymond South (20.58 Acres). The existing Revised Tract Raymond has an existing dwelling near the south boundary. Such dwelling has a private well and septic system. The proposed Tract Raymond North will remain of adequate size to support well and septic.

The area is in the county and therefore has no zoning.

### **COMPREHENSIVE PLAN**

The land use section of the Comprehensive Plan identifies this area as Rural Residential.

### **ROUTING SHEET RESPONSES**

CC ROD – Correction in legal description

CC Highway – No Concerns.

SDDOT – Access location work. Detailed email on file with Planning Administrator.

### **ACCESS**

Existing access to the area is provided from SD Hwy 89 (Sylvan Lake Road) and Elk Valley Road. Pleasant Valley Rd.

Elk Valley Road is a 66' Public Access Easement.

Proposed Tract Raymond South is planned to retain its current access point. Proposed Tract Raymond North is proposed to be accessed directly from SD Hwy 89.

### **SDDOT Access Review**

DOT personal has completed their access review and established an approved access location for proposed Tract Raymond North. The center line of this location is 160' south of the furthest North/West property corner of the property. Because access locations are limited, DOT has requested such location be noted on the plat. The surveyor has completed this request.

### **REVISIONS NEEDED TO PRELIMINARY PLAT**

Minor redline corrections found during routing have been addressed by the surveyor.

### **SUMMARY AND STAFF RECCOMENDATION**

The proposed two lot subdivision has established access and appears to meet all other applicable City and County subdivision standards. Staff supports a recommendation to Council for approval of the minor plat.

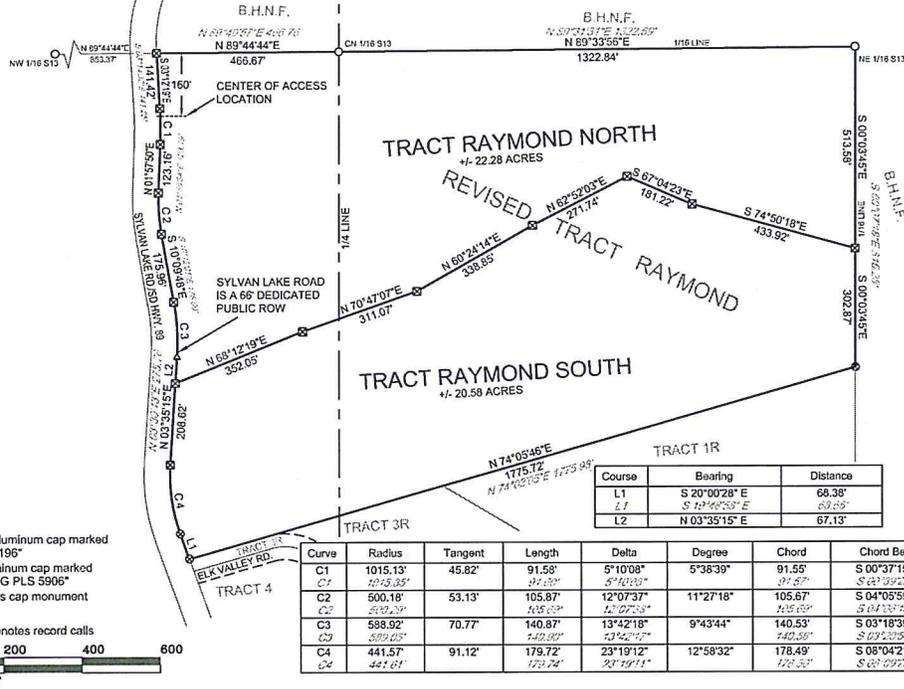
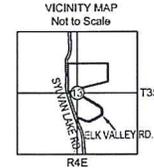
A PLAT OF  
**TRACT RAYMOND NORTH AND TRACT RAYMOND SOUTH OF CHARD SUBDIVISION**  
**(FORMERLY REVISED TRACT RAYMOND)**  
 LOCATED IN THE SW 1/4 NE 1/4 AND THE SE 1/4 NW 1/4 OF SECTION 13, T3S, R4E,  
 BHM, CUSTER COUNTY, SOUTH DAKOTA

NOTE: See Book 12 of Plats on Page 3 for plat of Revised Tract Raymond.  
 NOTE: See Misc. Book 42M on page 65 for a Right of Way Permit - OH/UG Individual across Revised Tract Raymond.

NOTE: ELK VALLEY RD. IS A 66' PUBLIC ACCESS EASEMENT

DATE SURVEYED  
 20 Sept. 2018

BASIS OF BEARING - GPS OBSERVATION taken S 74°10'21"W 747.54' from the SE corner of Tract Raymond South.  
 OPUS STATIC SOLUTION NAD83(2011)  
 LAT: 43°47'23.72604"  
 LONG: -103°35'09.06941"



**LEGEND**  
 ⊙ Found rebar w/aluminum cap marked "BRYANT PLS 2196"  
 ⊗ Set rebar w/aluminum cap marked "ANDERSEN ENG PLS 5906"  
 ○ Found BLM brass cap monument  
 ▲ Found rebar  
 Slant lettering denotes record calls

No area of special flood hazard exists within this subdivision according to Flood Hazard Insurance Rate Map Panel No. 46033C0400F, effective date: Jan. 6, 2012. The placement of fill, any new construction, substantial improvements, or another development within the 100-year flood plain as designated by the County's Flood Insurance Rate Maps and Flood Boundary and Floodway Maps, shall be in conformity with Custer County's Flood Ordinance.

**WATER PROTECTION STATEMENT**  
 Pursuant to SDCL 11-3-8.1 and 11-3-8.2, the developer of the property described within this plat shall be responsible for protecting any waters of the state, including groundwater, located adjacent to or within such platted area from pollution from sewage from such subdivision and shall in prosecution of such protections, conform to and follow all regulations of the South Dakota Department of Environment and Natural Resources relating to the same.

**CERTIFICATE OF SURVEYOR**  
 I, John D. McBride Registered Land Surveyor No. 5906 in the State of South Dakota, do hereby certify that being so authorized, I have prepared the within plat of land shown and described hereon from notes taken during an actual survey made by me or under my direct supervision, and that to the best of my knowledge and belief, the same is a true and correct representation of said survey.  
 IN WITNESS WHEREOF, I hereunto set my hand and official seal.  
 Dated this \_\_\_ day of \_\_\_, 2018.

John D. McBride SDRLS No. 5906

**CERTIFICATE OF HIGHWAY AUTHORITY**  
 It appears that every lot has an acceptable approach location onto a public road and the location of the intersection(s) of the proposed subdivision road(s) with the existing public road(s) is hereby approved.  
 Date: \_\_\_\_\_  
 Highway Authority \_\_\_\_\_

**STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_**  
 We, Constance Leo Wellington and Ricky Dale Wellington, do hereby certify that we are the owners of the within described lands and that the within plat was made at our direction for the purposes indicated therein, and that the development of this land shall conform to all existing zoning, subdivision, and erosion and sediment control regulations.  
 Dated this \_\_\_ day of \_\_\_, 2018.

Constance Leo Wellington  
 Ricky Dale Wellington

**CERTIFICATE OF COUNTY DIRECTOR OF EQUALIZATION**  
 I, Director of Equalization of Custer County, do hereby certify that my office has been furnished with a true copy of the within plat.  
 Dated this \_\_\_ day of \_\_\_, 2018.  
 Director of Equalization of Custer County \_\_\_\_\_

**ACKNOWLEDGMENT OF OWNERSHIP**  
 STATE OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_  
 On this \_\_\_ day of \_\_\_, 2018, before me, a Notary Public, personally appeared Constance Leo Wellington and Ricky Dale Wellington, known to me to be the person(s) described in the foregoing Instrument, and acknowledged to me that they signed the same.  
 IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public \_\_\_\_\_  
 My commission expires \_\_\_\_\_

**RESOLUTION OF THE CITY COUNCIL**  
 Whereas there has been presented to the City Council of Custer, South Dakota, the within plat of the above described lands, and it appearing to the Council that said plat conforms to the existing plats of said City, that the streets set forth therein conforms to the system of streets of the municipality, that all provisions of the subdivision regulations have been complied with, that all taxes and special assessments upon the tract have been fully paid, and that said plat and the survey thereof have been executed according to law, now therefore,  
**BE IT RESOLVED**, that said plat is hereby approved in all respects.  
 Dated at Custer, South Dakota this \_\_\_ day of \_\_\_, 2018.

Mayor \_\_\_\_\_  
**CERTIFICATE OF CITY FINANCE OFFICER**  
 I, Finance Officer of the City of Custer, South Dakota, do hereby certify that the foregoing Instrument is a true and correct copy of the resolution adopted by the City Council of Custer, South Dakota at a meeting held on the \_\_\_ day of \_\_\_, 2018.  
 Custer City Finance Officer \_\_\_\_\_

**CERTIFICATE OF COUNTY TREASURER**  
 I, Custer County Treasurer, do hereby certify that all taxes and special assessments which are liens upon the within described lands are fully paid according to the records of this office.  
 Dated this \_\_\_ day of \_\_\_, 2018.  
 Custer County Treasurer \_\_\_\_\_

**OFFICE OF THE REGISTER OF DEEDS**  
 Filed for record this \_\_\_ day of \_\_\_, 2018, at \_\_\_ o'clock \_\_\_ M., and recorded in Book \_\_\_ of Plats on page \_\_\_\_\_.  
 Custer County Register of Deeds \_\_\_\_\_

**ANDERSEN ENGINEERS**  
*Land Surveyors, Professional Engineering, & Environmental Scientists*

Drawn by DR	Date 10/12/2018	P.O. Box 448 Edgemont, SD 57735 (605)-662-5500
Approved by McB	Date 10/12/2018	andersenengineers@gwct.net
Scale 1"=200'	Sheet 1 of 1	File Name: TR_RAYMOND_CHARD



Planning Department  
622 Crook Street  
Custer, SD. 57730  
Phone: 673-4824 Fax: 673-2411  
e-mail: [timh@cityofcuster.com](mailto:timh@cityofcuster.com)

#### Staff Report

Request: Minor Plat, Lot 20R and Lot 21R of Wittrock Subdivision  
Applicant: Dennis and Emelia Moulton  
Location: Approximately 1.9 miles West of Custer. Pilot Road  
Legal Desc.: Lot 20R and Lot 21R of Wittrock Subdivision - See Plat for full legal  
Fee Paid: \$125.00  
Date Prepared: October 18, 2018  
Planning Commission Meeting: November 13<sup>th</sup>, 2018  
Prepared by Tim Hartmann, Planning Administrator

#### **GENERAL**

This plat is for a lot line adjustment with two parcels that are not within the city of Custer but is subject to review by the City under the City's extraterritorial jurisdiction. Individual wells and wastewater systems are available and serve the existing home on the proposed Lot 21R. The proposed Lot 20R will remain of adequate size to support a well and wastewater system.

The area is in the county and therefore has no zoning.

The plat is performing a lot line adjustment between the existing Lot 20 (4.43 acres) and Lot 21 (4.73 acres). Lot 20R is proposed to contain 3.66 acres and proposed Lot 21R will contain 5.39 acres.

#### **COMPREHENSIVE PLAN**

The land use section of the Comprehensive Plan identifies this area as Rural Residential.

#### **ROUTING SHEET RESPONSES**

SDDOT – No Concerns

#### **ACCESS**

Existing access to the area is provided from US Hwy 16 to Pilot Road. Parcels are approximately 0.3 miles north on Pilot Road.

Pilot Road is a 66' Public Access and Utility Easement.

#### **REVISIONS NEEDED TO PRELIMINARY PLAT**

Minor redline corrections found during routing have been addressed by the surveyor.

#### **SUMMARY AND STAFF RECCOMENDATION**

The proposed plat is a lot line adjustment presented to establish more viable building sites with potential future structures and shift a lot line away from an existing structure. Staff supports a recommendation to Council for approval of the minor plat.

A PLAT OF  
LOT 20R AND LOT 21R OF WITTRICK SUBDIVISION NO. 2  
(FORMERLY LOT 20 AND LOT 21 OF WITTRICK SUBDIVISION NO. 2)  
LOCATED IN THE NW 1/4 SE 1/4 OF SECTION 32, T3S, R4E, BHM,  
CUSTER COUNTY, SOUTH DAKOTA

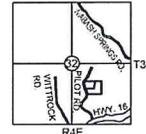
NOTE: See Book 12 of  
Plats on Page 354 for plat  
of WITTRICK  
SUBDIVISION NO. 2

NOTE: See Misc. book  
42m on page 311 for a  
Right of Way Permit -  
OHUG Individual.

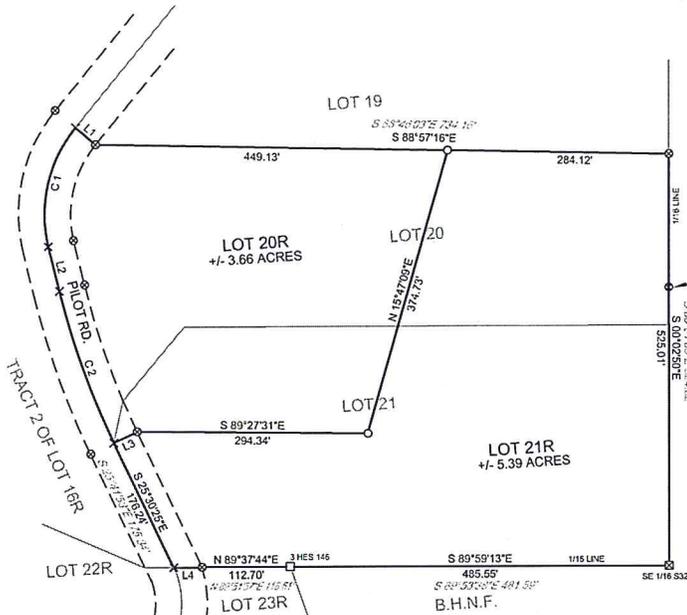
NOTE: See Misc. book  
44m on page 281 for a  
Electric Easement - OHUG.

NOTE: PILOT RD. IS A 66'  
WIDE PUBLIC ACCESS  
AND UTILITY EASEMENT

VICINITY MAP  
Not to Scale



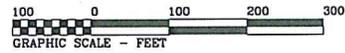
DATE SURVEYED  
5 Sept 2018



LEGEND

- ⊗ Found BLM brass cap monument
  - ⊗ Found rebar w/aluminum cap marked "BUCKHORN PLS 4896"
  - Found stone monument
  - △ Found "T" post
  - △ Set rebar w/aluminum cap marked "ANDERSEN ENG. PLS 5906"
  - × angle point not monumented
- 522.00' Slant lettering denotes record calls

**BASIS OF BEARING - GPS OBSERVATION**  
taken on the East ROW monument at the SW corner of Lot 21R  
OPUS STATIC SOLUTION NAD83(2011)  
LAT: 43°4'30.92708"  
LONG: -103°39'55.67587"



Course	Bearing	Distance	Curve	Radius	Tangent	Length	Delta	Chord	Chord Bear.
L1	S 46°32'01"E	34.97	G1	175.00'	87.50'	162.47	53°10'16"	156.64'	S 12°49'18" W
L2	S 19°56'17"E	55.37	G2	1000.00'	103.38'	206.03	11°49'17"	205.87'	S 19°42'45" E
L3	N 64°29'21"E	52.73							
L4	N 89°37'44"E	112.70							
L5	S 89°27'31"E	294.34							
L6	S 89°27'31"E	294.34							
L7	S 89°27'31"E	294.34							
L8	S 89°27'31"E	294.34							
L9	S 89°27'31"E	294.34							
L10	S 89°27'31"E	294.34							
L11	S 89°27'31"E	294.34							
L12	S 89°27'31"E	294.34							
L13	S 89°27'31"E	294.34							
L14	S 89°27'31"E	294.34							
L15	S 89°27'31"E	294.34							
L16	S 89°27'31"E	294.34							
L17	S 89°27'31"E	294.34							
L18	S 89°27'31"E	294.34							
L19	S 89°27'31"E	294.34							
L20	S 89°27'31"E	294.34							
L21	S 89°27'31"E	294.34							
L22	S 89°27'31"E	294.34							
L23	S 89°27'31"E	294.34							
L24	S 89°27'31"E	294.34							
L25	S 89°27'31"E	294.34							
L26	S 89°27'31"E	294.34							
L27	S 89°27'31"E	294.34							
L28	S 89°27'31"E	294.34							
L29	S 89°27'31"E	294.34							
L30	S 89°27'31"E	294.34							
L31	S 89°27'31"E	294.34							
L32	S 89°27'31"E	294.34							
L33	S 89°27'31"E	294.34							
L34	S 89°27'31"E	294.34							
L35	S 89°27'31"E	294.34							
L36	S 89°27'31"E	294.34							
L37	S 89°27'31"E	294.34							
L38	S 89°27'31"E	294.34							
L39	S 89°27'31"E	294.34							
L40	S 89°27'31"E	294.34							
L41	S 89°27'31"E	294.34							
L42	S 89°27'31"E	294.34							
L43	S 89°27'31"E	294.34							
L44	S 89°27'31"E	294.34							
L45	S 89°27'31"E	294.34							
L46	S 89°27'31"E	294.34							
L47	S 89°27'31"E	294.34							
L48	S 89°27'31"E	294.34							
L49	S 89°27'31"E	294.34							
L50	S 89°27'31"E	294.34							
L51	S 89°27'31"E	294.34							
L52	S 89°27'31"E	294.34							
L53	S 89°27'31"E	294.34							
L54	S 89°27'31"E	294.34							
L55	S 89°27'31"E	294.34							
L56	S 89°27'31"E	294.34							
L57	S 89°27'31"E	294.34							
L58	S 89°27'31"E	294.34							
L59	S 89°27'31"E	294.34							
L60	S 89°27'31"E	294.34							
L61	S 89°27'31"E	294.34							
L62	S 89°27'31"E	294.34							
L63	S 89°27'31"E	294.34							
L64	S 89°27'31"E	294.34							
L65	S 89°27'31"E	294.34							
L66	S 89°27'31"E	294.34							
L67	S 89°27'31"E	294.34							
L68	S 89°27'31"E	294.34							
L69	S 89°27'31"E	294.34							
L70	S 89°27'31"E	294.34							
L71	S 89°27'31"E	294.34							
L72	S 89°27'31"E	294.34							
L73	S 89°27'31"E	294.34							
L74	S 89°27'31"E	294.34							
L75	S 89°27'31"E	294.34							
L76	S 89°27'31"E	294.34							
L77	S 89°27'31"E	294.34							
L78	S 89°27'31"E	294.34							
L79	S 89°27'31"E	294.34							
L80	S 89°27'31"E	294.34							
L81	S 89°27'31"E	294.34							
L82	S 89°27'31"E	294.34							
L83	S 89°27'31"E	294.34							
L84	S 89°27'31"E	294.34							
L85	S 89°27'31"E	294.34							
L86	S 89°27'31"E	294.34							
L87	S 89°27'31"E	294.34							
L88	S 89°27'31"E	294.34							
L89	S 89°27'31"E	294.34							
L90	S 89°27'31"E	294.34							
L91	S 89°27'31"E	294.34							
L92	S 89°27'31"E	294.34							
L93	S 89°27'31"E	294.34							
L94	S 89°27'31"E	294.34							
L95	S 89°27'31"E	294.34							
L96	S 89°27'31"E	294.34							
L97	S 89°27'31"E	294.34							
L98	S 89°27'31"E	294.34							
L99	S 89°27'31"E	294.34							
L100	S 89°27'31"E	294.34							

NOTE: 10 FEET EACH SIDE OF REAR AND SIDE LOT LINES ARE RESERVED FOR UTILITY EASEMENTS. IF BOTH SIDES OF THE LOT LINES ARE NOT CONTROLLED BY THIS PLAT THE ENTIRE 20' WIDE EASEMENT WILL BE TAKEN FROM THE LOT.

No area of special flood hazard exists within this subdivision according to Flood Hazard Insurance Rate Map Panel No. 46033C0400F, effective date: Jan. 6, 2012. The placement of fill, any new construction, substantial improvements, or another development within the 100-year flood plain as designated by the County's Flood Insurance Rate Maps and Flood Boundary and Floodway Maps, shall be in conformity with Custer County's Flood Ordinance.

**WATER PROTECTION STATEMENT**  
Pursuant to SDCL 11-3-8.1 and 11-3-8.2, the developer of the property described within this plat shall be responsible for protecting any waters of the state, including groundwater, located adjacent to or within such platted area from pollution from sewage from such subdivision and shall in prosecution of such protections, conform to and follow all regulations of the South Dakota Department of Environment and Natural Resources relating to the same.

CERTIFICATE OF SURVEYOR

I, John D. McBride Registered Land Surveyor No. 5906 in the State of South Dakota, do hereby certify that being so authorized, I have prepared the within plat of land shown and described hereon from notes taken during an actual survey made by me or under my direct supervision, and that to the best of my knowledge and belief, the same is a true and correct representation of said survey.  
IN WITNESS WHEREOF, I hereunto set my hand and official seal.  
Dated this \_\_\_ day of \_\_\_, 2018.

John D. McBride SDRLS No. 5906

CERTIFICATE OF HIGHWAY AUTHORITY

I, Director of Equalization of Custer County, do hereby certify that my office has been furnished with a true copy of the within plat.  
Dated this \_\_\_ day of \_\_\_, 2018.

Highway Authority

CERTIFICATE OF COUNTY DIRECTOR OF EQUALIZATION

I, Director of Equalization of Custer County, do hereby certify that my office has been furnished with a true copy of the within plat.  
Dated this \_\_\_ day of \_\_\_, 2018.

Director of Equalization of Custer County

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

We, Dennis F. Moulton and Emelia M. Moulton, do hereby certify that we are the owners of the within described lands and that the within plat was made at our direction for the purposes indicated therein, and that the development of this land shall conform to all existing zoning, subdivision, and erosion and sediment control regulations.  
Dated this \_\_\_ day of \_\_\_, 2018.

Dennis F. Moulton

Emelia M. Moulton

RESOLUTION OF THE CITY COUNCIL

Whereas there has been presented to the City Council of Custer, South Dakota, the within plat of the above described lands, and it appearing to the Council that said plat conforms to the existing plats of said City, that the streets set forth therein conforms to the system of streets of the municipality, that all provisions of the subdivision regulations have been complied with, that all taxes and special assessments upon the tract have been fully paid, and that said plat and the survey thereof have been executed according to law, now therefore,  
BE IT RESOLVED, that said plat is hereby approved in all respects.  
Dated at Custer, South Dakota this \_\_\_ day of \_\_\_, 2018.

Mayor

ACKNOWLEDGMENT OF OWNERSHIP

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_  
On this \_\_\_ day of \_\_\_, 2018, before me, a Notary Public, personally appeared Dennis F. Moulton and Emelia M. Moulton, known to me to be the person(s) described in the foregoing instrument, and acknowledged to me that they signed the same.  
IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

My commission expires \_\_\_\_\_

CERTIFICATE OF CITY FINANCE OFFICER

I, Finance Officer of the City of Custer, South Dakota, do hereby certify that the foregoing instrument is a true and correct copy of the resolution adopted by the City Council of Custer, South Dakota at a meeting held on the \_\_\_ day of \_\_\_, 2018.

Custer City Finance Officer

CERTIFICATE OF COUNTY TREASURER

I, Custer County Treasurer, do hereby certify that all taxes and special assessments which are liens upon the within described lands are fully paid according to the records of this office.  
Dated this \_\_\_ day of \_\_\_, 2018.

Custer County Treasurer

OFFICE OF THE REGISTER OF DEEDS

Filed for record this \_\_\_ day of \_\_\_, 2018, at \_\_\_ o'clock \_\_\_ M, and recorded in Book \_\_\_ of Plats on page \_\_\_.

Custer County Register of Deeds

Prepared by  
**ANDERSEN ENGINEERS**  
Land Surveyors, Professional Engineering, & Environmental Consultants

Drawn by DR	Date 10/12/2018	P.O. Box 446 Edgemont, SD 57735 (605)-662-5500
Approved by McB	Date 10/12/2018	andersenengineers@gwtc.net
Scale 1"=100'	Sheet 1 of 1	File Name: L20_WITTRICK



Planning Department  
622 Crook Street  
Custer, SD. 57730  
Phone: 673-4824 Fax: 673-2411  
e-mail: [timh@cityofcuster.com](mailto:timh@cityofcuster.com)

#### Staff Report

Request: Minor Plat, Powell Tract and Lannoye Tract of Bavarian Hills Estates  
Applicant: Gerald Lannoye  
Location: Just north of the original Custer City. Lechner Lane  
Legal Desc.: Powell Tract and Lannoye Tract of Bavarian Hills Estates - See Plat for full legal  
Fee Paid: \$125.00  
Date Prepared: October 25, 2018  
Planning Commission Meeting: November 13<sup>th</sup>, 2018  
Prepared by Tim Hartmann, Planning Administrator

#### **GENERAL**

This plat is for a lot line adjustment with two parcels that are not within the city of Custer but is subject to review by the City under the City's extraterritorial jurisdiction. The proposed Lannoye Tract is connected to City water while the proposed Powell Tract currently has no water service provided. Septic systems are provided on both properties.

The area is in the county and therefore has no zoning.

The plat is performing a lot line adjustment between the existing Lot 8-A (2.18 acres) and Lot 9-A (3.48 acres). Proposed Lannoye Tract is will contain 2.71 acres and proposed Powell Tract will contain 2.96 acres. Proposed Lannoye Tract will absorb approximately 0.53 acres of the existing Lot 9-A.

#### **COMPREHENSIVE PLAN**

The land use section of the Comprehensive Plan identifies this area as Suburban Residential.

#### **ROUTING SHEET RESPONSES**

CC ROD – No concerns.

#### **ACCESS**

Existing access to the area is provided from US Hwy 16/385 to Lechner Lane. Lechner Lane is a previously platted 50' Public Access and Utility Easement and provides access to the west side of both parcels.

#### **SUMMARY AND STAFF RECCOMENDATION**

Staff supports a recommendation to Council for approval of the minor plat.

A

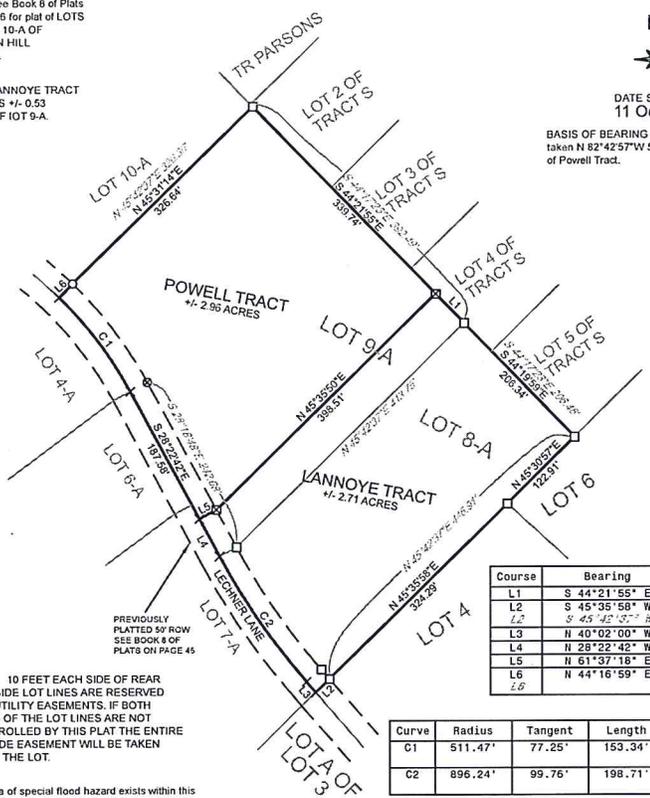
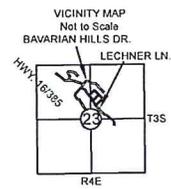
A PLAT OF  
**POWELL TRACT AND LANNOYE TRACT OF BAVARIAN HILLS ESTATES**  
 (FORMERLY LOTS 9-A AND 8-A)  
 LOCATED IN GOVT. LOT 11 OF SECTION 23, T3S, R4E, BHM, CUSTER  
 COUNTY, SOUTH DAKOTA

NOTE: See Book 8 of Plats on Page 46 for plat of LOTS 1-A THRU 10-A OF BAVARIAN HILLS ESTATES.

NOTE: LANNOYE TRACT CONTAINS +/- 0.53 ACRES OF LOT 9-A.

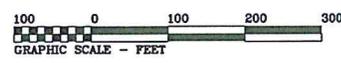
DATE SURVEYED  
 11 Oct. 2018

BASIS OF BEARING - GPS OBSERVATION taken N 82°42'57"W 578.68' from the NE corner of Powell Tract.



**LEGEND**

- ⊗ Found rebar w/aluminum cap marked "ANDERSEN PLS 2842"
  - ⊗ Set rebar w/aluminum cap marked "ANDERSEN ENG PLS 5906"
  - ⊠ Found rebar w/aluminum cap marked "BRYANT PLS 2195"
  - Found rebar w/aluminum cap marked "BUCKHORN PLS 4896"
  - × angle point not monumented
- 522.05° Slant lettering denotes record calls



Course	Bearing	Distance
L1	S 44°21'55" E	53.00'
L2	S 45°35'58" W	25.07'
L2	S 45°42'35" W	25.04'
L3	N 40°02'00" W	17.99'
L4	N 28°22'42" W	55.14'
L5	N 61°37'18" E	25.00'
L6	N 44°16'59" E	25.00'

Curve	Radius	Tangent	Length	Delta	Degree	Chord	Chord Bear.
C1	511.47'	77.25'	153.34'	17°10'39" 17°12'04"	11°12'08"	152.77'	S 37°07'42" E
C2	896.24'	99.76'	198.71'	12°42'12" 12°43'52"	6°23'34"	198.30'	S 34°41'46" E

NOTE: 10 FEET EACH SIDE OF REAR AND SIDE LOT LINES ARE RESERVED FOR UTILITY EASEMENTS. IF BOTH SIDES OF THE LOT LINES ARE NOT CONTROLLED BY THIS PLAT THE ENTIRE 20' WIDE EASEMENT WILL BE TAKEN FROM THE LOT.

No area of special flood hazard exists within this subdivision according to Flood Hazard Insurance Rate Map Panel No. 49033C0400F, effective date: Jan. 6, 2012. The placement of fill, any new construction, substantial improvements, or another development within the 100-year flood plain as designated by the County's Flood Insurance Rate Maps and Flood Boundary and Floodway Maps, shall be in conformity with Custer County's Flood Ordinance.

**WATER PROTECTION STATEMENT**

Pursuant to SDCL 11-3-9.1 and 11-3-9.2, the developer of the property described within this plat shall be responsible for protecting any waters of the state, including groundwater, located adjacent to or within such platted area from pollution from sewage from such subdivision and shall in prosecution of such protections, conform to and follow all regulations of the South Dakota Department of Environment and Natural Resources relating to the same.

**CERTIFICATE OF SURVEYOR**

I, John D. McBride Registered Land Surveyor No. 5906 in the State of South Dakota, do hereby certify that being so authorized, I have prepared the within plat of land shown and described hereon from notes taken during an actual survey made by me or under my direct supervision, and that to the best of my knowledge and belief, the same is a true and correct representation of said survey.  
 IN WITNESS WHEREOF, I hereunto set my hand and official seal.  
 Dated this \_\_\_ day of \_\_\_, 2018.

John D. McBride SDRLS No. 5906

**CERTIFICATE OF COUNTY TREASURER**

I, Custer County Treasurer, do hereby certify that all taxes and special assessments which are liens upon the within described lands are fully paid according to the records of this office.  
 Dated this \_\_\_ day of \_\_\_, 2018.

Custer County Treasurer

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

We, Gerald Lannoye and Leann Lannoye, do hereby certify that we are the owners of the within described lands and that the within plat was made at our direction for the purposes indicated therein, and that the development of this land shall conform to all existing zoning, subdivision, and erosion and sediment control regulations.  
 Dated this \_\_\_ day of \_\_\_, 2018.

Gerald Lannoye

Leann Lannoye

**CERTIFICATE OF HIGHWAY AUTHORITY**

It appears that every lot has an acceptable approach location onto a public road and the location of the intersection(s) of the proposed subdivision road(s) with the existing public road(s) is hereby approved.  
 Date: \_\_\_\_\_

Highway Authority

**CERTIFICATE OF COUNTY DIRECTOR OF EQUALIZATION**

I, Director of Equalization of Custer County, do hereby certify that my office has been furnished with a true copy of the within plat.  
 Dated this \_\_\_ day of \_\_\_, 2018.

Director of Equalization of Custer County

**ACKNOWLEDGMENT OF OWNERSHIP**

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_  
 On this \_\_\_ day of \_\_\_, 2018, before me, a Notary Public, personally appeared Gerald Lannoye and Leann Lannoye, known to me to be the person(s) described in the foregoing instrument, and acknowledged to me that they signed the same.  
 IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

My commission expires \_\_\_\_\_

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_

I, James Thomas Powell, do hereby certify that I am the owner of the within described lands and that the within plat was made at my direction for the purposes indicated therein, and that the development of this land shall conform to all existing zoning, subdivision, and erosion and sediment control regulations.  
 Dated this \_\_\_ day of \_\_\_, 2018.

James Thomas Powell

**RESOLUTION OF THE CITY COUNCIL**

Whereas there has been presented to the City Council of Custer, South Dakota, the within plat of the above described lands, and it appearing to the Council that said plat conforms to the existing plats of said City, that the streets set forth therein conforms to the system of streets of the municipality, that all provisions of the subdivision regulations have been complied with, that all taxes and special assessments upon the tract have been fully paid, and that said plat and the survey thereof have been executed according to law, now therefore,  
 BE IT RESOLVED, that said plat is hereby approved in all respects.  
 Dated at Custer, South Dakota this \_\_\_ day of \_\_\_, 2018.

Mayor

**CERTIFICATE OF CITY FINANCE OFFICER**

I, Finance Officer of the City of Custer, South Dakota, do hereby certify that the foregoing instrument is a true and correct copy of the resolution adopted by the City Council of Custer, South Dakota at a meeting held on the \_\_\_ day of \_\_\_, 2018.

Custer City Finance Officer

**ACKNOWLEDGMENT OF OWNERSHIP**

STATE OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_  
 On this \_\_\_ day of \_\_\_, 2018, before me, a Notary Public, personally appeared James Thomas Powell, known to me to be the person(s) described in the foregoing instrument, and acknowledged to me that they signed the same.  
 IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Notary Public

My commission expires \_\_\_\_\_

OFFICE OF THE REGISTER OF DEEDS  
 Filed for record this \_\_\_ day of \_\_\_, 2018, at \_\_\_ o'clock \_\_\_ M, and recorded in Book \_\_\_ of Plats on page \_\_\_.

Custer County Register of Deeds

Prepared by  
**ANDERSEN ENGINEERS**  
*Land Surveyors, Professional Engineering, & Environmental Consultants*

Drawn by DR	Date 10/18/2018	P.O. Box 448 Edgemont, SD 57735 (605)-682-5500
Approved by McB	Date 10/18/2018	andersenengineers@gwct.net
Scale 1"=100'	Sheet 1 of 1	File Name: 8A_BAVARIAN_HILLS



Planning Department  
622 Crook Street  
Custer, SD. 57730  
Phone: 673-4824 Fax: 673-2411  
e-mail: [timh@cityofcuster.com](mailto:timh@cityofcuster.com)

Staff Report

Request: Street Closure, French Creek Drive - In Conjunction with the Harbach Park Master Plan  
Location: Harbach Park - French Creek Drive  
Date Prepared: November 9, 2018  
Planning Commission Meeting: November 13<sup>th</sup>, 2018  
Prepared by Tim Hartmann, Planning Administrator

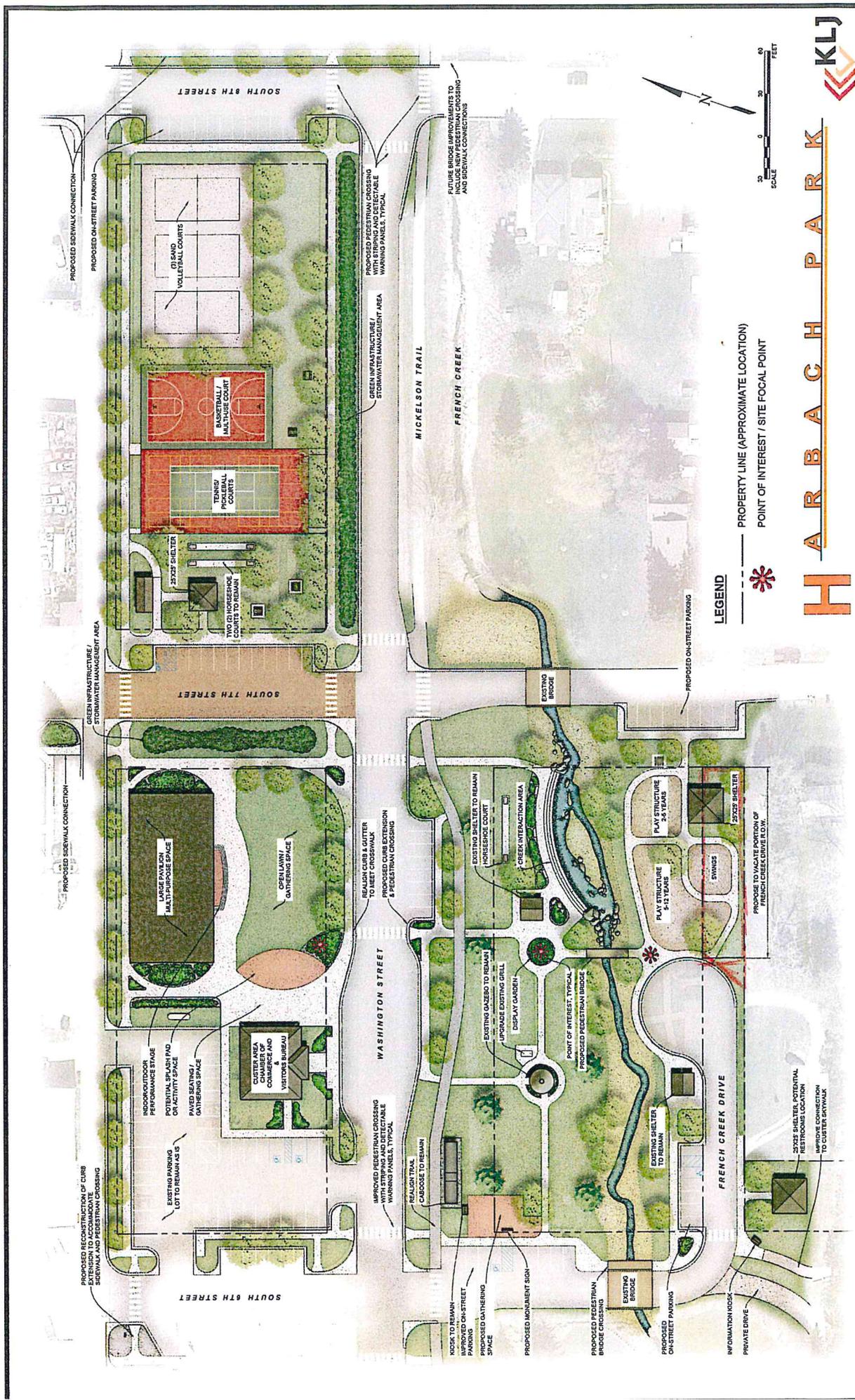
**GENERAL**

The Park and Recreation Board and KLJ Engineering, with input from the public recently completed the Harbach Park Conceptual Layout Plan. This plan provides a detailed layout for potential improvements and expansion of Harbach Park. KLJ engineering finalized the conceptual design, and the final design was accepted by the City Council at their August 6<sup>th</sup>, 2018 meeting.

One key component of this design is the proposed closure of approximately 180' of French Creek Drive located on the South side the existing Harbach Park (adjacent to Lots 4,5,6 and 7,8,9). Closing this portion of street would create a safer environment within the park by eliminating through traffic and providing separation between the streamflow of French Creek and the play areas. The closure would also provide for a better use of the area within the overall design of the park as playground sizes would be increased, structures could be setback further from the French Creek channel and off-street parking would be established near the child play areas.

City staff has conducted initial conversations with the neighboring property owner to address any possible access concerns that may arise. Per initial conversations no concerns have been heard as access from adjacent property's would be unchanged from already established access points, and the remaining portion of French Creek Drive would remain available.

Horbeck

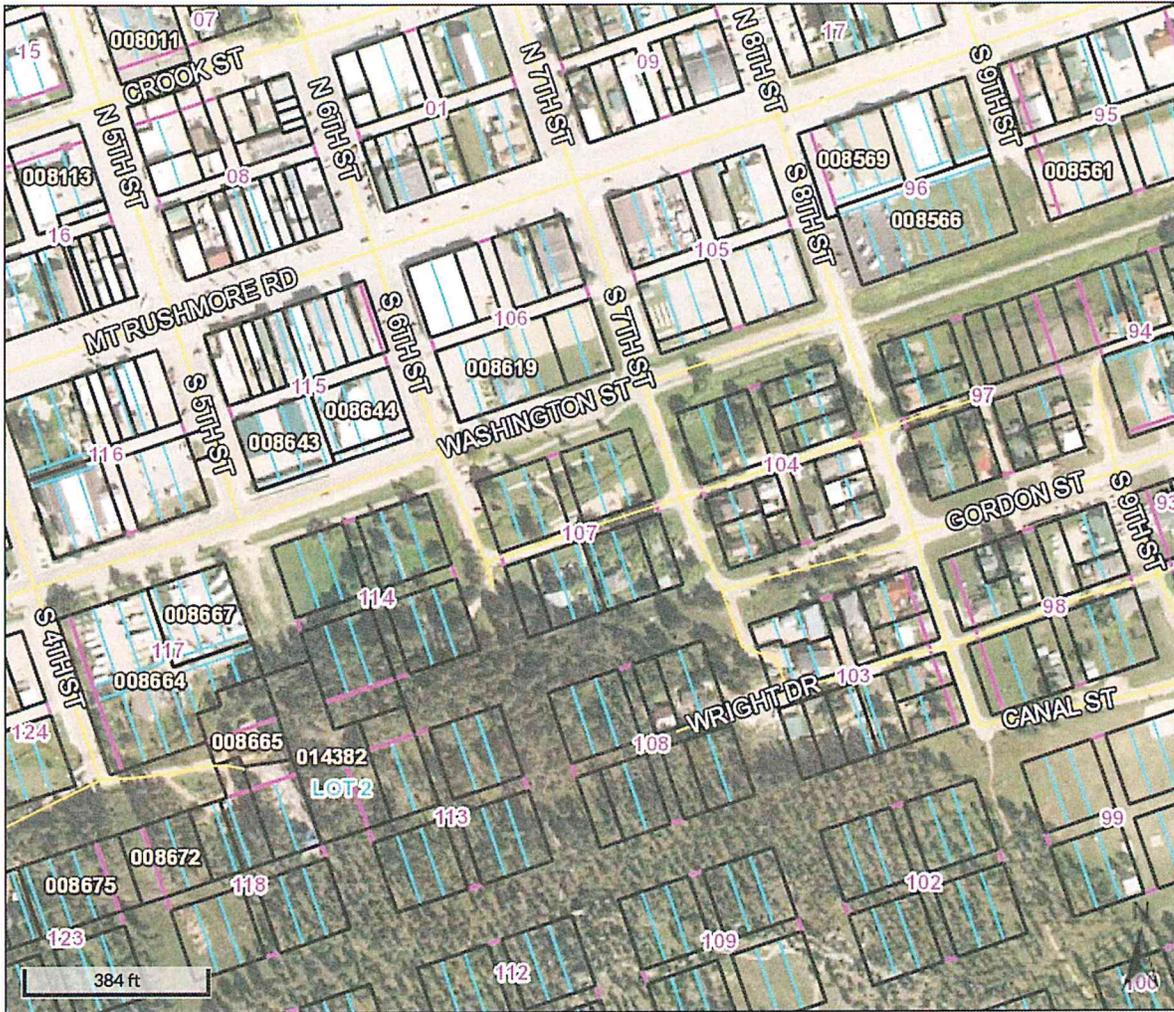


**LEGEND**

- PROPERTY LINE (APPROXIMATE LOCATION)
- POINT OF INTEREST / SITE FOCAL POINT



# H A R B A C H P A R K



Overview



Legend

- Highways
  - SD Hwy
  - US Hwy
- Roads —
- Lots □
- Blocks □
- Parcels □

Parcel ID	008067	Alternate ID	n/a	Owner Address	HERMAN CORBIN L & TERRIL
Sec/Twp/Rng	n/a	Class	Residential		719 HARNEY ST
Property Address	719 HARNEY ST	Acreeage	0.17		CUSTER SD 57730-1615
	CUSTER				

District 16.1-1-0-1-0-0  
 Brief Tax Description LOT 3 BLOCK 11  
 7300005001100300

(Note: Not to be used on legal documents)

Parcels are not adjusted to match aerial background. GIS information is for reference purposes only and is not a legal document. Data may contain errors.

Date created: 11/9/2018  
 Last Data Uploaded: 11/9/2018 12:35:26 AM

Developed by  Schneider  
 GEOSPATIAL