

All Planning Commission Meetings are recorded.

**CITY OF CUSTER**  
**PLANNING AND ZONING COMMISSION AGENDA**  
Tuesday February 25<sup>th</sup>, 2020 at 5:00 P.M.  
Custer City Hall, 622 Crook Street, Custer, SD 57730

**1. Call to Order - Roll Call:**

**2. Approve Agenda:** February 25<sup>th</sup>, 2020

**3. Approve Minutes:** February 11<sup>th</sup>, 2020

**4. Declaration of Conflict of Interest:**

**5. Public Hearings:**

a.

**6. Old Business**

a. —

**7. New Business:**

a. —

**8. Discussion Items:**

a. Rewrite of Custer City's Comprehensive Plan

b.

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

**10. Planning Administrator Updates:**

**11. 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 11<sup>th</sup>, 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; Kathy Johnson; Scott Olson; Rick Hudson; Marc Moore – Alternate.

**Members Absent:** Larry Maciejewski; Fred Mills – Alternate.

**Other Parties Present:** Tim Hartmann–Planning Administrator; Public Attendees.

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

**Minutes:** Commissioner Uhrich moved, with a second by Commissioner Moore to approve the December 10<sup>th</sup>, 2020 minutes. Motion unanimously carried.

**Declaration of Conflict of Interest:** Commissioner Tennyson stated a conflict with agenda item 5(c). Commissioner Moore stated a conflict with agenda item 5(a).

**Public Hearings:**

- a. **Conditional Use Permit Request Short Term Rental – 265 Desperado Lane.**  
Planning Commission reviewed the request. Public comments were taken. Commissioner Uhrich moved, with a second by Commissioner Olson to approve the short-term rental conditional use permit. The applicant was present. Uhrichs motion failed with Commissioners Uhrich and Johnson voting no and Commissioner Olson voting yes. The Planning Commission specifically noted a failure to meet review Criteria 17.52.040(B).
- b. **Conditional Use Permit Request Convalescent, Nursing/Rest Home and Family Day Care – 722 Crook Street**  
Planning Commission reviewed the request. Public comments were taken but none were heard. Commissioner Uhrich moved, with a second by Commissioner Moore to table the Conditional Use Permit until all public notification can be completed. Uhrichs motion carried with Commissioners Uhrich, Johnson Olson all voting yes.
- c. **Variance Request Maximum Allowable Sign Area – 245 Centennial Drive**  
Planning Administrator provided a summary of the variance request. Public comments were taken. Commissioner Olson moved, with a second by Commissioner Moore to recommend approval of the variance request as presented. The applicant’s representative was present. A discussion was held mainly concerning the planned location of the signs, existing signage, and size of proposed signs. Commissioner Olson’s motion carried with Commissioners Olson, Uhrich, and Johnson all voting yes.

**Old Business:**

- a.

**New Business:**

- a.

**Discussion Items:**

- a. **Rewrite of Custer City’s Comprehensive Plan**  
Planning Administrator explained that Lysann is finalizing the draft and plans to present it at the next meeting. The Commission reviewed and discussed the updated schedule for finishing the plan.

**Public Comments:**

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 Hudson moved, with a second by Commissioner Moore to adjourn. Motion unanimously carried. The meeting adjourned at 6:25 pm.

Approved:

Attest:

\_\_\_\_\_  
Jerad Tennyson - Chairman

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