

All Planning Commission Meetings are recorded.

CITY OF CUSTER
PLANNING AND ZONING COMMISSION AGENDA
Tuesday March 24th, 2020 at 5:00 P.M.
Custer City Hall, 622 Crook Street, Custer, SD 57730

1. Call to Order - Roll Call:

2. Approve Agenda: March 24th, 2020

3. Approve Minutes: March 10th, 2020

4. Declaration of Conflict of Interest:

5. Public Hearings:

a.—

6. Old Business

a.—

7. New Business:

a. Minor Plat – A Plat of Showers Tract and Schmitz Tract

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

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 March 10th, 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; Rick Hudson; Fred Mills – Alternate; Marc Moore – Alternate.

Members Absent: Scott Olson; Larry Maciejewski.

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

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

Minutes: Commissioner Uhrich moved, with a second by Commissioner Johnson to approve the December 10th, 2020 minutes. Motion unanimously carried.

Declaration of Conflict of Interest: None Stated.

Public Hearings:

- a. **Conditional Use Permit Request Short Term Rental – 147 N 3rd Street.**
 Planning Commission reviewed the request. Public comments were taken. Commissioner Uhrich moved, with a second by Commissioner Mills to approve the short-term rental conditional use permit contingent upon two code enforcement violations specific to CMC Sections 8.16.100 & 8.16.070 being addressed, in conjunction with review criteria 17.52.040(D). Discussion was held including but not limited to other nearby short-term rentals, review of the site plan, and the specifics of the code enforcement concerns. Uhrichs motion carried with Commissioners Uhrich, Johnson, Mills, and Moore all voting yes.

Old Business:

- a.

New Business:

- a.

Discussion Items:

- a. **Rewrite of Custer City’s Comprehensive Plan**
 After the Planning Commissioners individual review, input on the draft plan was discussed. Next steps include additional changes to the plan and scheduling public open houses.

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 Moore moved, with a second by Commissioner Hudson to adjourn. Motion unanimously carried. The meeting adjourned at 6:07 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, Showers Tr and Schmitz Tr of Sunset Sub
Applicant: William and Tami Showers
Location: Sunset Lane just North of the Custer County airport
Legal Desc.: Showers Tr and Schmitz Tr of Sunset Sub
Fee: \$150.00
Date Prepared: March 9, 2020
Planning Commission Meeting: March 24th or April 14th, 2020
Prepared by Tim Hartmann, Planning Administrator

GENERAL

This plat is for a subdivision that is not within the corporate limits of the City of Custer but is within the City's extraterritorial jurisdiction. Private wells and septic systems serve the parcels. The plat is performing a lot line adjustment between proposed Showers Tract and Schmitz Tract in order to allow additional setback to structures on proposed Showers Tract. The lot line between the proposed Showers Tract and Schmitz Tract has been shifted east 90' making proposed Showers Tract 3.38 acres and proposed Schmitz Tract 2.00 acres.

COMPREHENSIVE PLAN

The comprehensive plan identifies this area as countryside residential.

ACCESS

Access to the subdivision is gained via Sunset Lane which is accessed directly from US Highway 385. Sunset Lane provides adequate access per Custer County Ordinance #2 as a 66' easement does exist. Sunset Lanes Contains 35' easement on the adjacent north properties and 31' on the adjacent south properties.

SUMMARY AND STAFF RECOMMENDATION

The proposed non-subdivision plat is presented as a non-subdivision plat to create a more desirable lot line for the property owners. In staffs initial review, the setback of the house on proposed Schmitz Tract appears to remain compliant with County standards (15'). Pending final verification of such setback, staff supports a recommendation of approval to the City Council.