

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

**Tuesday August 28<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:** August 28, 2018

**Approve Minutes:** August 14, 2018

**Declaration of Conflict of Interest:**

**New Business:**

**Old Business:**

**Discussion Items:**

Rewrite of Custer City's Comprehensive Plan

**Planning Administrator Updates:**

**Communications from The Public:**

**Adjournment:**

**DRAFT**

**MINUTES OF THE August 14<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; John Dvorak; Joe Harbach; Scott Olson; Larry Maciejewski- Alternate.

**Members Absent:** Rick Hudson; Tim Behlings – Alternate.

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

**Agenda:** Commissioner Uhrich moved, with a second by Commissioner Harbach to approve the agenda with a change of “June” being corrected to “July” under Approve Minutes: Motion unanimously Carried.

**Minutes:** Commissioner Harbach moved, with a second by Commissioner Olson to approve the July 10<sup>th</sup>, 2018 minutes. Motion unanimously carried.

**Declaration of Conflict of Interest:** None stated.

**New Business:**

**Minor Plat – Plat of Tract Kuehl and Tract Morrow.** Planning Administrator and Planning Commissioners discussed the plat with input from the public. Discussion included but was not limited to the change of lot line, recent vacation of tract freeway, potential zoning of the parcels, and the location of public utilities. After the discussion, Commissioner Uhrich moved, with a second by Commissioner Olson, to recommend approval of the minor plat by the Council, as presented. Motion Unanimously carried.

**Sketch Plan – Lot 7 & 8 of Block 118 plus Vacated Gordon Street.** Planning Administrator and Planning Commissioners discussed the sketch plan. After the discussion, Commissioner Harbach moved to table the sketch plan, with a request that the property owner provide the Commission with an adequate access plan. Motion seconded by Commissioner Olson. Motion Unanimously carried.

**Old Business:**

**Discussion Items:**

**Revisions to the 2031 Comprehensive Plan.** Planning Administrator provided background and an update on the Comprehensive plan rewrite.

**Planning Administrator Updates**

Planning Administrator and commission members gave various updates.

**Communications from The Public**

No communications from the public were heard.

**Harassment Video**

All present members watched the harassment video.

**Adjournment:**

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

Approved:

Attest:

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Jerad Tennyson, Chairman

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Tim Hartmann, Planning Administrator



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

## Rewrite of Custer City's Comprehensive Plan

City of Custer City Planning Commission & Black Hills Council of Local Governments

2018/2019

Planning Commission Meeting: August 28, 2018

Notes prepared by Tim Hartmann, Planning Administrator

### A FEW NOTABLE EVENTS

- Spring of 2017 – Planning Commission, Interim Planning Administrator Elmer Claycomb, and Former Mayor Carson have been and continue to discuss possible revisions pertaining to Custer's May 20<sup>th</sup>, 2013 Comprehensive Plan
- June 13<sup>th</sup>, 2017 – Public Works Director Bob Morrison presented and discussed the current state and growth potential of Custer Cities wells and waste water treatment system
- City Staff and Planning Commission have completed draft maps of a major street plan and locations of Custer's wells.
- October 24<sup>th</sup>, 2017 – Ali DeMersseman, BHCLG presented their process of comprehensive plan rewrites, feedback on Custer's comp plan, and different options for updates.
- October 24<sup>th</sup>, 2017 - PC moved to present a proposal to the City Council for the hiring of Black Hills Council of Local Governments to facilitate the rewrite of the Comp Plan.
- November 20<sup>th</sup>, 2017 – Custer City Council moved to approve the securing of a contract with BHCLG to update the Comprehensive Plan
- Contract completed with BHCLG with phase one beginning in August of 2018