

BUTTE COUNTY PLANNING COMMISSION
BELLE FOURCHE, SOUTH DAKOTA 57717

Planning Commission Meeting- August 10, 2021

The regular meeting of the Butte County Planning Commission was held on August 10 at 7:00 P.M. in the Commissioner's Room at the Butte County Courthouse, Belle Fourche, SD.

Present were Planning Board Chairman Commissioner Harms, Planning Board Members Jim Smeenck, Darren Alexander, Heidi Lewis, Tom Cooper, and Donna Jones, Planner, and various members of the public.

Chairman Harms called the meeting to order at 7:00 P.M.

Motion made by Darren Alexander to approve the agenda. Seconded by Heidi Lewis. Vote unanimous. Motion carried.

Motion made by Heidi Lewis to approve the July 13, 2021 meeting minutes. Seconded by Tom Cooper. Vote unanimous. Motion carried.

A. PUBLIC

Owner: Philip & Marilyn Penner/Christopher & Jana Penner

Subdivision of Tracts J-1 & J-2 Johnson Subdivision located in Section 32,
T8N, R2E, B.H.M., Butte County, South Dakota.

Commissioner Harms asked whether there were any present for or against. There were no comments.

B. PUBLIC

Owner: R Ranch Land, LLC (Professional Mapping and Surveying)

Tract 1 of R Ranch Estates located in Sections 23 & 24, T8N, R2E, B.H.M., Butte County, South Dakota.

Commissioner Harms asked whether there were any present for or against. There were no comments.

C. PUBLIC

Owner: Russ Surdez (All Aspects Inc. Land Surveying)

Lots R-6A & R-6B in Redwater Ranchettes located Section 27,
T8N, R2E, B.H.M., Butte County, South Dakota.

Commissioner Harms asked whether there were any present for or against. There were no comments.

D. PUBLIC

Owner: Wagon Wheel Ranch, LLC (Ponderosa Land Surveys, LLC)

Tracts 2A Revised and 2B Revised of the subdivision located in Section 18, T8N, R1E, B.H.M., Butte County, South Dakota.

Commissioner Harms asked whether there were any present for or against. There were no comments.

E. FINAL

Owner: R Ranch Land, LLC (Professional Mapping and Surveying)

Tract 1 of R Ranch Estates located in Sections 23 & 24, T8N, R2E, B.H.M., Butte County, South Dakota.

Commissioner Harms asked if there was any further discussion and if not, asked if there was a motion to approve the plat. Motion made by Tom Cooper to approve Final Plat and move to Commissioners. Seconded by Darren Alexander. Vote unanimous. Motion carried.

F. FINAL

Owner: Russ Surdez (All Aspects Inc. Land Surveying)

Lots R-6A & R-6B in Redwater Ranchettes located Section 27, T8N, R2E, B.H.M., Butte County, South Dakota.

Commissioner Harms asked if there was any further discussion and if not, asked if there was a motion to approve the plat. Motion made by Jim Smeenck to approve Final Plat and move to Commissioners. Seconded by Heidi Lewis. Vote unanimous. Motion carried.

G. FINAL

Owner: Wagon Wheel Ranch, LLC (Ponderosa Land Surveys, LLC)

Tracts 2A Revised and 2B Revised of the subdivision located in Section 18, T8N, R1E, B.H.M., Butte County, South Dakota.

Commissioner Harms asked if there was any further discussion and if not, asked if there was a motion to approve the plat. Motion made by Darren Alexander to approve Final Plat and move to Commissioners. Seconded by Tom Cooper. Vote unanimous. Motion carried.

H. FINAL

Owner: Diversified Incomes, LLC (Professional Mapping and Surveying)

Lots 19-25 and Lots 27-48 of Hay Creek Ranch located in Sections 17, 18, 19 & 20, T8N, R2E, B.H.M., Butte County, South Dakota.

Discussion was held regarding emergency egress, Mr. Deibert confirmed its location.

Commissioner Harms asked if there was any further discussion and if not, asked if there was a motion to approve the plat. Motion made by Jim Smeenck to approve Final Plat and move to Commissioners. Seconded by Darren Alexander. Vote unanimous. Motion carried.

I. SKETCH/LETTER OF INTENT

Owner: David Junek/Griz Properties, LLC

Pleasant Acres Subdivision Lot 4 located in Section 27, T8N, R2E, B.H.M., Butte County, South Dakota.

Discussion was held regarding requirements for proposed plat. Parcel is in 3-mile jurisdiction. The board referred the owner to various sources. Motion made by Darren Alexander to approve Sketch/Letter of Intent and move to Preliminary. Seconded by Jim Smeenck. Vote unanimous. Motion carried.

J. SKETCH/LETTER OF INTENT

Owner: Rory Parry (All Aspects Inc. Land Surveying)

Lots 2A and 2B Sandstone Foothills II Subdivision located in Section 26, T8N, R2E, B.H.M., Butte County, South Dakota.

Discussion was held regarding setbacks and covenants. Motion made by Heidi Lewis to approve Sketch/Letter of Intent and move to Preliminary. Seconded by Tom Cooper. Vote unanimous. Motion carried.

K. SKETCH/LETTER OF INTENT

Owner: R Ranch Land, LLC (Professional Mapping and Surveying)

Lots 1-11 of R Ranch Estates located in Sections 23 & 24, T8N, R2E, B.H.M., Butte County, South Dakota.

Discussion was held regarding requirements for proposed plat. Parcel is in 3-mile jurisdiction. Mr. Deibert discussed with board preparations for Preliminary that are under way. Motion made by Jim Smeenck to approve Sketch/Letter of Intent and move to Preliminary. Seconded by Darren Alexander. Vote unanimous. Motion carried.

Old Business: None

New Business: Create a work study group to update the Subdivision Ordinance.

Discussion was held regarding necessity to update ordinance, various sources to assist and advise, and how to proceed. Monthly progress reports will be shared with the board and the county commissioners.

Adjournment: Heidi Lewis moved to adjourn. Seconded by Jim Smeenck. Vote Unanimous. Motion carried. Meeting adjourned at 7:58 P.M.

Respectfully Submitted: _____

Donna Jones
Butte County Planner