

BUTTE COUNTY PLANNING COMMISSION
BELLE FOURCHE, SOUTH DAKOTA 57717

Planning Commission Meeting- August 11, 2020

The regular meeting of the Butte County Planning Commission was held on August 11 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 Darren Alexander, Heidi Lewis and Tom Cooper. Also present were Lisa Nelson, DOE Director & Donna Jones, Deputy DOE. Present as guests were Frank DiCesare with All Aspects, Inc., Loren Vrem with Ponderosa Land Surveys, Cathy Buckmaster, Barb Graslie and, Butte County Civil Attorney LeEllen McCarthy

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

Motion made by Darren Alexander to approve the agenda. Seconded by Tom Cooper. Vote unanimous. Motion carried.

Motion made by Tom Cooper to approve the July 14, 2020 meeting minutes. Seconded by Darren Alexander. Vote unanimous. Motion carried.

A. SKETCH/LETTER OF INTENT/PRELIMINARY

Owner: Ron & Louise Nenaber (Ponderosa Land Surveys)

Tract B-5 located in the NE4NW4 of Section 16, T8N, R2E, B.H.M., Butte County, South Dakota.

Donna Jones described the proposed tract and indicated to the board that all necessary documents are in order. Board discussed suggestion that owner may want to amend covenants to include both tracts. Motion made by Darren Alexander to approve and move to Public/Final. Seconded by Tom Cooper. Vote unanimous. Motion carried.

B. SKETCH/LETTER OF INTENT

Owner: Alan Brent/Lyle Biegler/Jonathan Tichi (All Aspects, Inc.)

Tracts 3A and 3B of the Jeremiason Tracts, being a subdivision of Tract 3 of the Jeremiason Tracts located in a portion of the SE4SE4, SW4SE4, SE4SW4, SW4SW4, NW4SW4 and NE4SW4 of Section 35, T9N, R3E, B.H.M., Butte County, South Dakota.

Lisa Nelson described the proposed plats and indicated to the board that all documents are in order. Mr. DiCesare explained that Tract 3A land will continue to be used for haying. Tract 3B land will continue to be used for grazing. Since both parcels will continue to be agricultural in nature it was requested that the board approve the Article III, item 2 exemption. Motion made by Darren Alexander to approve and move to Public/Final. Seconded by Heidi Lewis. Vote unanimous. Motion carried.

C. SKETCH/LETTER OF INTENT

Owner: Virginia (Carlson) Graslie (Lapka Land Surveying)

Tract A of Lot 1 of Redwater Addition located in the NE4 of Section 14, T8N, R2E, B.H.M., Butte County, South Dakota.

Donna Jones described proposed border change. Board discussed need for variance since existing structure does not meet county ordinance requirements. Agreed that since building existed before ordinance variance could be written into final plat. Any future buildings will still be required to comply with setback standards.

Motion made by Tom Cooper to move to Public/Final. Seconded by Heidi Lewis. Vote unanimous. Motion carried.

D. REVIEW FEED LOT ORDINANCE #2020

Butte County Civil Attorney LeEllen McCarthy read the existing ordinance regarding feedlots. She feels the wording is vague and wanted to put before the board a suggestion to re-write the ordinance with a clearer definition of what constitutes a feedlot, differentiating it from regular farming/ranching. She would like it to include some form of required permitting to ensure land, water and air quality are preserved. Board discussed several possibilities, and all decided to table the discussion until further research could be done.

Old Business: Commissioner Harms read to the board the new Discretionary Formula ordinance.

New Business: None

Adjournment: Darren Alexander moved to adjourn. Seconded by Tom Cooper. Vote Unanimous. Motion carried. Meeting adjourned at 8:25 P.M.

Respectfully Submitted: _____

Donna Jones

Deputy Director of Equalization & Planning