

BUTTE COUNTY PLANNING COMMISSION
BELLE FOURCHE, SOUTH DAKOTA 57717

Planning Commission Meeting- October 11, 2022

The regular meeting of the Butte County Planning Commission was held on October 11, 2022 at 5:00 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, Donna Jones, Planner, and Butte County State's Attorney LeEllen McCartney. Present as guests were several members of the public.

Chairman Harms called the meeting to order at 5:00 P.M.

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

LeEllen McCartney recommended change to September 13, 2022 minutes regarding Darren Alexander proposed plat. Verbiage should read Mr. Alexander recused himself from the discussion and the vote. Motion made by Darren Alexander to approve the September 13, 2022 meeting minutes with the recommended correction. Seconded by Tom Cooper. Vote unanimous. Motion carried.

1. PUBLIC

Owner: Diversified Incomes, LLC

Lots 3R, 4R, & 5R in Hay Creek Ranch

Located in the NE4 of Section 19 & the NW4 of Section 20, all in T8N, R2E, B.H.M., Butte County, South Dakota.

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

2. PUBLIC

Owner: Robert & Lacey Henwood

Lots C-1A & C-1B of Redwater View Subdivision

Located in the SW4 of Section 12, T8N, R2E, B.H.M., Butte County, South Dakota.

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

3. PUBLIC

Owner: Michael & Shannon Kopp

Lots 1 & 2, A Subdivision of NE4SW4 Less Tract J of Jensen Subdivision

Located in Section 11, T8N, R3E, B.H.M., Butte County, South Dakota.

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

4. PUBLIC

Owner: Doug & Janice Persche

Lot 1 Tract A in the SW4NW4

Located in Section 18, T8N, R3E, B.H.M., Butte County, South Dakota.

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

5. FINAL

Owner: Diversified Incomes, LLC

Lots 3R, 4R, & 5R in Hay Creek Ranch

Located in the NE4 of Section 19 & the NW4 of Section 20, all in T8N, R2E, B.H.M., Butte County, South Dakota.

Donna Jones informed board that all requirements have been met. Motion made by Heidi Lewis to approve the Final Plat and move to Commissioners for approval.

Seconded by Darren Alexander. Vote unanimous. Motion carried.

6. FINAL

Owner: Robert & Lacey Henwood

Lots C-1A & C-1B of Redwater View Subdivision

Located in the SW4 of Section 12, T8N, R2E, B.H.M., Butte County, South Dakota.

Donna Jones informed board that all requirements have been met. Motion made by Tom Cooper to approve the Final Plat and move to Commissioners for approval.

Seconded by Heidi Lewis. Vote unanimous. Motion carried.

7. FINAL

Owner: Michael & Shannon Kopp

Lots 1 & 2, A Subdivision of NE4SW4 Less Tract J of Jensen Subdivision

Located in Section 11, T8N, R3E, B.H.M., Butte County, South Dakota.

Donna Jones informed board that all requirements have been met. Motion made by Darren Alexander to approve the Final Plat and move to Commissioners for approval.

Seconded by Tom Cooper. Vote unanimous. Motion carried.

8. FINAL

Owner: Doug & Janice Persche

Lot 1 Tract A in the SW4NW4

Located in Section 18, T8N, R3E, B.H.M., Butte County, South Dakota.

Donna Jones informed board that all requirements have been met. Motion made by Heidi Lewis to approve the Final Plat and move to Commissioners for approval.

Seconded by Darren Alexander. Vote unanimous. Motion carried.

9. SKETCH/LETTER OF INTENT

Owner: Wes & Carla Reinford

Lot 1 of Owl Creek Estate

Located in the N2SW4 in Section 4, T8N, R5E, B.H.M., Butte County, South Dakota.

Board discussed purpose of proposed plat. Loren Vrem explained owners want to separate business from personal. Discussion was also held regarding possible exemption. Heidi Lewis asked about leach field setbacks. Motion made by Darren

Alexander to approve the Sketch/Letter of Intent and move to Preliminary. Seconded by Heidi Lewis. Vote unanimous. Motion carried.

10. PRELIMINARY

Owner: Darren Alexander

Horse Creek Subdivision

Located in the W2SW4PT lying N of Horse Creek in Section 14, T8N, R6E, B.H.M., Butte County, South Dakota.

Darren Alexander recused himself from discussion and vote. Donna Jones explained to the board that all preliminary requirements have been met. Motion made by Heidi Lewis to approve the Preliminary and move to Public and Final. Seconded by Tom Cooper. Vote unanimous. Motion carried.

11. PRELIMINARY

Owner: Kindsfater Farms, LLC

Lots 1-3 Kindsfater Ranchettes #2

Located in the S2NE4 & NW4NW4 of Section 11, T8N, R2E, B.H.M., Butte County, South Dakota.

Discussion held regarding water provision to western lot. Motion made by Heidi Lewis to approve the Preliminary contingent upon finalization of water provision and receipt of perc results and move to Public and Final. Seconded by Tom Cooper. Vote unanimous. Motion carried.

12. SUBDIVISION ORDINANCE APPROVAL

LeEllen McCartney summarized changes. Board discussed items they felt needed clarity. LeEllen took note of items to re-visit. Motion made by Heidi Lewis to approve the ordinance re-write contingent upon the recommended changes. Seconded by Darren Alexander. Vote unanimous. Motion carried.

Old Business: None

New Business: None

Adjournment: Motion made by Darren Alexander to adjourn. Seconded by Heidi Lewis. Vote Unanimous. Motion carried. Meeting adjourned at 7:07 P.M.

Respectfully Submitted: _____

Donna Jones
Butte County Planner