

# BUTTE COUNTY PLANNING COMMISSION

## BELLE FOURCHE, SOUTH DAKOTA 57717

### Planning Commission Meeting- May 10, 2022

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

Present were Planning Board Chairman Stan Harms, Planning Board Members Jim Smeenck, Darren Alexander, Heidi Lewis, and Tom Cooper, Planning Department Donna Jones. Present as guests were several 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 Tom Cooper. Vote unanimous. Motion carried.

Motion made by Tom Cooper to approve the April 12, 2022 meeting minutes. Seconded by Darren Alexander. Vote unanimous. Motion carried.

#### 1. **FINAL**

Owner: Rich Kokesh, Dan & Sue Kokesh

Tract R & Tract D

Located in Sections 1, 2, 11 & 12, T8N, R3E, B.H.M., Butte County, South Dakota.

All requirements have been met. Tom Cooper moved to approve the Final Plat. Seconded by Darren Alexander. Vote Unanimous. Motion Carried.

#### 2. **SKETCH/LETTER OF INTENT**

Owner: Jack Johnson

Tract J

Located in SE4SE4 of Section 4, T8N, R5E, B.H.M., Butte County, South Dakota.

Donna Jones explained to the board proposed plat and intended use. Heidi Lewis moved to approve the Sketch/Letter of Intent and move to Preliminary. Seconded by Darren Alexander. Vote Unanimous. Motion Carried.

#### 3. **SKETCH/LETTER OF INTENT**

Owner: Richard Niesent & Patty Niesent-Eszlinger

Lot 4 Eszlinger Subdivision

Located in SW4SE4SE4 of Section 8, T8N, R2E, B.H.M., Butte County, South Dakota.

Sketch/ Letter of Intent items were given to the board. Tom Cooper asked about setbacks.

Surveyor explained all structures were compliant. Jim Smeenck moved to approve the Sketch/Letter of Intent and move to Preliminary. Seconded by Tom Cooper. Vote Unanimous. Motion Carried.

#### 4. **PRELIMINARY**

Owner: Kindsfater Farm LLC

Lot 1 of the Mennonite Addition

Located in SW4SW4 of Section 1, T8N, R2E, B.H.M., Butte County, South Dakota.

Discussion was held regarding existing water utility. Discussion held regarding covenants and enforcing deed restrictions. Tom Cooper moved to approve the Preliminary and move to Public/Final. Seconded by Darren Alexander. Vote Unanimous. Motion Carried.

**5. PRELIMINARY**

Owner: Kindsfater Farm LLC

Lot 1 of Kindsfater Ranchettes #2

Located in Section 11, T8N, R2E, B.H.M., Butte County, South Dakota.

All requirements have been met. Jim Smeenck moved to approve the Preliminary and move to Public/Final. Seconded by Heidi Lewis. Vote Unanimous. Motion Carried.

**6. PRELIMINARY**

Owner: Brad Manke

Lots F1, F2, F3, F4 & F5 of Block 1 C.A.B. Ranch Estates

Located in Section 20, T8N, R2E, B.H.M., Butte County, South Dakota.

Surveyor provided board the road design. Discussion was held regarding cul-de-sacs and PO Boxes. Darren Alexander moved to approve the Preliminary and move to Public/Final. Seconded by Heidi Lewis. Vote Unanimous. Motion Carried.

**Old Business:** Move Building Permit Ordinance revision to next meeting.

**New Business:** Creating check lists for planning stages

**Adjournment:** Heidi Lewis moved to adjourn. Seconded by Darren Alexander. Meeting Adjourned at 8:30 pm.

Respectfully Submitted: \_\_\_\_\_

Donna Jones  
Butte County Planner