

MINUTES
SULLY COUNTY PLANNING AND ZONING COMMISSION
August 20, 2025

CALL TO ORDER: The regular meeting of the Sully County Planning and Zoning Commission was brought to order on August 20, 2025, at 9:00 a.m. by Chair Austin Gross, with members Evan Warner, Gail Tennant, Russ Ball, and JR Richards in attendance at the Sully County Courthouse. Alternates, Conner McPeck and Andrew Utech were also in attendance. Others present at the meeting were JJ Schall, Vic Utech, Emily Sovell, Neal Konda, Todd Schneider, Kevin & Lori Griffin, and Stacey Hegge.

MINUTES: A motion was made by Warner and seconded by Ball to approve the meeting minutes of July 23, 2025. The motion passed unanimously.

PUBLIC COMMENT: None

CONFLICT OF INTEREST: After concern was voiced by Vic Utech, Andrew Utech and Russ Ball declared and will remove themselves from further discussions and voting during Action Item 1 & 2 and all Executive Sessions involving said items. Conner McPeck will be the alternate for Russ Ball on these items.

A motion to go into Executive Session was made by Richards at 9:05am, to address legal matters. Second by Gross. SDCL 1-25-2 (3). Motion to come out of Executive Session by Tennant at 9:17am, second by Gross. SDCL 1-25-2 (3).

Motion made by Richards and seconded by Gross to Convene as Board of Adjustments. Motion passed unanimously.

Motion made by Waner and second by Tennant to adjourn as Board of Adjustments. Motion passed unanimously.

ACTION ITEM:

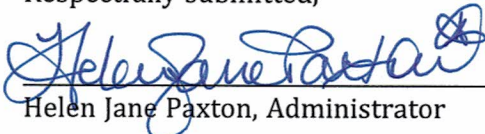
- A. **LOTS 155 & 156, CODGER'S CADDY CLUB SUBDIVISION, A REPLAT OF TRACT 1, OAHE TRAILS SUBDIVISION LOCATED IN THE SE ¼ OF SECTION 33, TOWNSHIP 113 NORTH, RANGE 80 WEST OF THE 5TH P.M., SULLY COUNTY, SOUTH DAKOTA** was reviewed by the Commission. A motion was made by McPeck and seconded by Gross to recommend to the Sully County Board of Commissioners that the plat be approved. The motion passed unanimously.


OTHER BUSINESS:

- A. After recommendation from Legal Counsel and instruction from the Board, Administrator Paxton will make changes to the Building Permit Application to include the following statement: *Permit holders are responsible for ensuring all utility installation (including but not limited to electrical, plumbing, water, and sewer installations) comply with applicable local, state, and federal codes and regulations. Sully County is **not** a provider of any utility services.* A Building Permit that was previously denied for Vic Utech, will be re-submitted for approval, given issuance of building permits is a ministerial duty, and he has met the requirements of the Sully County Ordinance.
- B. The next regular meeting was set for September 17, 2025, at 9:00 a.m.

ADJOURNMENT: There being no further business, a motion was made by Warner and seconded by Gross to adjourn the meeting at 11:22am. The motion passed unanimously. Meeting adjourned.

Respectfully submitted,


Helen Jane Paxton, Administrator



Austin Gross, Chair
Date Approved 9.17.25