

**MINUTES**  
**SULLY COUNTY PLANNING AND ZONING COMMISSION**  
**January 15, 2025**

**CALL TO ORDER:** The regular meeting of the Sully County Planning and Zoning Commission was brought to order on January 15, 2025, at 9:00 a.m. by Chair Austin Gross, with Evan Warner, Gail Tennant, JR Richards, Andrew Utech and Todd Schneider in attendance at the Sully County Courthouse. Also in attendance via phone were Emily Sovell and Kathleen Schuh.

A Motion made by Richards and seconded by Warner to skip ahead in the meeting and address Other Business Item B right away, as we have our State's Attorney, Emily Sovell, on the phone for this item. Motion passes unanimously.

**COMMISSION ELECTIONS:** A motion was made by Richards and seconded by Tennant to elect Austin Gross as Chair of the Planning and Zoning Commission. Motion passed unanimously. A motion was made by Richards and seconded by Tennant to elect Evan Warner as Vice Chair of the Planning and Zoning Commission. Motion passed unanimously. A resignation from the Planning & Zoning Board was submitted by Danielle Rausch. Richards made a motion to accept, and Warner seconded the motion. The motion passed unanimously. Chair Gross resumed the meeting.

**PUBLIC COMMENT:** None.

**MINUTES:** The file for December 15, 2024, meeting minutes was corrupted and could not be opened. IT is working to restore it. Minutes will be read at the February meeting.

**ACTION ITEMS:**

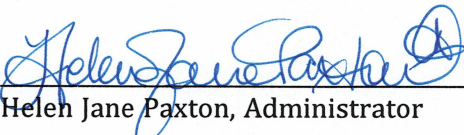
- A. **LOTS 1-2; 4-6; 27, 29-41 AND 43, BLOCK A, AND LOTS 37-40 AND LOTS 42-46, BLOCK B, CODGER'S CASTAWAY SUBDIVISION A REPLAT OF A PORTION OF COW CREEK TRACT 2 IN THE SW ¼ OF SECTION 34, TOWNSHIP 113 NORTH, RANGE 80 WEST OF THE 5<sup>TH</sup> P.M., SULLY COUNTY, SOUTH DAKOTA** was reviewed by the Commission. A motion was made by Richards and seconded by Warner to recommend to the Sully County Board of Commissioners that the plat be approved. The motion passed unanimously.


**OTHER BUSINESS:**

- A. Administrator Paxton shared that the Commission voted to begin publishing Planning & Zoning Board meeting minutes in the Watchman and will post them on the Sully County Website.
- B. Administrator Paxton asked the Board to clarify their procedures on requirements for PUD filings, specifically in terms of approvals in the Spring Creek Sanitary District when it relates to Building Permits. Sovell commented that as of now we must follow what was agreed upon in the PUD and only allow building in areas that were approved by the Sanitation District. Going forward we would need to address this issue as a Board when a new PUD was formally submitted.
- C. Andrew Utech shared development plans on the property that Codger's Castaway purchased from Bruce Peterson and Oahe Trails. He plans to meet with Administrator Paxton next week to discuss this and research some of the plans Oahe Trails previously had approved with the Planning and Zoning Board.
- D. Chair Gross reminded the Board that with Rausch's resignation and moving Warner into Vice Chair, they would need to fill two alternate positions on the Board.
- E. The next regular meeting was set for February 19, 2025, at 9:00am.

**ADJOURNMENT:** There being no further business, a motion was made by Tennant and seconded by Warner to adjourn the meeting. The motion passed unanimously. Meeting adjourned.

Respectfully submitted,

  
Helen Jane Paxton, Administrator

  
Austin Gross, Chair  
Date Approved 2-19-2025