

MINUTES
SULLY COUNTY PLANNING AND ZONING COMMISSION
March 19, 2025

CALL TO ORDER: The regular meeting of the Sully County Planning and Zoning Commission was brought to order on March 19, 2025, at 9:00 a.m. by Chair Austin Gross, with Evan Warner, Gail Tennant and JR Richards in attendance. Andrew Utech, Neal Konda, Emily Sovell, and Conner McPeck were also in attendance at the Sully County Courthouse. Joining the meeting via phone was Vic Utech.

PUBLIC COMMENT: None.

MINUTES: A motion was made by Richards and seconded by Gross to approve the February 19, 2025, minutes. The motion passed unanimously.

Motion made by Warner and seconded by Tennant to Convene as Board of Adjustments. Motion passed unanimously.

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

ACTION ITEMS:

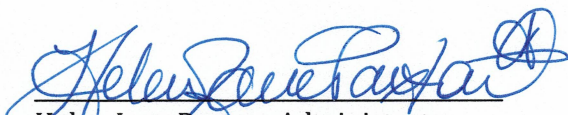
1. PUD Preliminary Plan Review. Codger's Caddy Club Subdivision Phase 1, identified as Lots 1-154, except for Lot 101, Codger's Caddy Club Subdivision in NW ¼ and S ½ of Section 33, Township 113 North, Range 80 West of the 5th P.M., being a part of Tracts 3, 4, and 5, and Blocks 1 and 3 of Oahe Trails Subdivision located in the S ½ of Section 33, Township 113 North, Range 80 West of the 5th P.M., Sully County, South Dakota: The Preliminary Plan was presented to the Commission. Developers Vic Utech and Andrew Utech provided comments on the plan and answered questions posed by the Commission. Public input was given by Neal Konda. The Board found that all required documents were in the plan and stated that the developers could present their Final Plan at the next scheduled meeting, unless they chose to request a special meeting date at an additional expense to them.

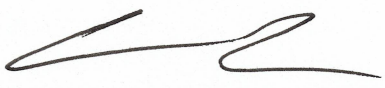
OTHER BUSINESS:

- A. Conner McPeck gave official notice that he would like to join the Planning and Zoning Board as an alternate. This information will be presented at the next County Commission meeting for official approval and appointment.
- B. The next regular meeting was set for April 16, 2025, at 9:00am.

ADJOURNMENT: There being no further business, a motion was made by Richards and seconded by Gross to adjourn the meeting. The motion passed unanimously. Meeting adjourned at 10:30am.

Respectfully submitted,


Helen Jane Paxton, Administrator


Austin Gross, Chair
Date Approved 4/16/25

MINUTES
SULLY COUNTY BOARD OF ADJUSTMENTS
March 19, 2025

CALL TO ORDER: The meeting of the Sully County Board of Adjustments was brought to order on March 19, 2025, at 9:02 a.m. by Chair Austin Gross, with Evan Warner, Gail Tennant, Conner McPeck, and JR Richards in attendance. Neil Konda and Andrew Utech were also in attendance at the Sully County Courthouse.

CONFLICT OF INTEREST: None.

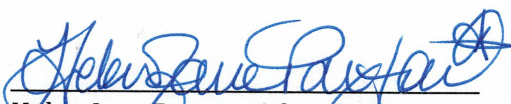
MINUTES: A motion was made by Warner and seconded by Gross to approve the February 19, 2025, minutes. The motion passed unanimously.


ACTION ITEMS:

1. **Application 2025-3-V of Daniel & Chelsea Jensen requesting a variance of Sully County Zoning Ordinance Section 4-208 (3) to allow the placement of an addition to their home to extend into the performance standard of fifteen (15) feet from the minimum side yard setback to seven (7) feet on the property located at 303 Fort Sully Trail, legally described as Lot 4 Block 2 Okobojo Heights in the SW of Section 15, Township 113 North, Range 80 West and the E 1/2 of Section 16, Township 113 North, Range 80 West of the 5th P.M., Sully County, South Dakota.** Application and Letter of Agreement with neighboring landowners, Jamison & Cathy Rounds were reviewed by the Board of Adjustments. Discussion was held regarding positive and negative outcomes of approval. A motion was made by Warner and seconded by Gross to approve Variance Request. A roll call vote was requested. Gross-Aye; Warner-Aye; Tennant-Aye; Richards-Nay. Motion passed.

ADJOURNMENT: There being no further business, a motion was made by Richards and seconded by Tennant to adjourn the meeting at 9:22am. The motion passed unanimously.

Respectfully submitted,


Helen Jane Paxton, Administrator


Austin Gross, Chair

Date Approved 4-16-2025