

MINUTES
SULLY COUNTY PLANNING AND ZONING COMMISSION
February 19, 2025

CALL TO ORDER: The regular meeting of the Sully County Planning and Zoning Commission was brought to order on February 19, 2025, at 9:00 a.m. by Chair Austin Gross, with Evan Warner and JR Richards in attendance. Andrew Utech, Neil Konda, Paul Roe, Milt Morris, JJ Schall, Emily Sovell, Danielle Rausch and Connor McPeck were also in attendance at the Sully County Courthouse. Joining the meeting via phone were Todd Schneider and Vic Utech.

PUBLIC COMMENT: None.

MINUTES: A motion was made by Richards and seconded by Warner to approve the December 18, 2024 & January 15, 2025 minutes. The motion passed unanimously.

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

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

ACTION ITEMS:

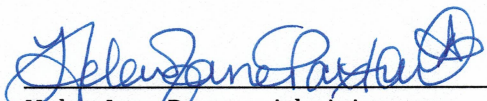
1. Administrator Paxton presented a draft of an official complaint form for the Board to review and approve or deny. After reviewing the proposed form and consultation with States Attorney Sovell, Warner made a motion to accept the form as an official document with a second by Gross. The motion passed unanimously.
2. Paxton presented 5 separate complaints regarding Codger's Castaway Development. Neil Konda stated he submitted a complaint, and his documentation would show his concerns. Richards made a motion to enter Executive Session at 9:45am, seconded by Warner. Motion passed unanimously. Motion made by Warner to come out of Executive Session at 10:15am, seconded by Gross. Motion passed unanimously.

OTHER BUSINESS:

- A. Paxton presented Year End Totals for 2024, as well as the 2025 Meeting Calendar & List of Board Members.
- B. A formal Thank You was issued to Danielle Rausch for her 8 years of service on the Planning & Zoning Board. A gift was presented and refreshments shared after the meeting.
- C. Andrew Utech provided an update on plans to develop Codger's Caddy Club. Vic Utech said they are ready to submit Pre-Application Plans and would like to schedule a special meeting for Preliminary Plan Presentation to the Board before the regular meeting in March. Attorney Sovell stated that if Administrator Paxton has time to do her review of the application, our ordinances allow for special meeting requests if the fee is paid.
- D. The next regular meeting was set for March 19, 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 3.19.25

MINUTES
SULLY COUNTY BOARD OF ADJUSTMENTS
February 19, 2025

CALL TO ORDER: The meeting of the Sully County Board of Adjustments was brought to order on February 19, 2025, at 9:05 a.m. by Chair Austin Gross, with Evan Warner and JR Richards in attendance. Andrew Utech, Neil Konda, Paul Roe, Milt Morris, JJ Schall, and Connor McPeck were also in attendance at the Sully County Courthouse. Joining the meeting via phone were Todd Schneider and Vic Utech.

CONFLICT OF INTEREST: None.

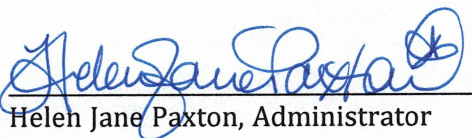
MINUTES: A motion was made by Richards and seconded by Warner to approve the December 18, 2024, minutes. The motion passed unanimously.


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 Concern/Conditions were reviewed by the Board of Adjustments. A motion was made by Richards and seconded by Warner to delay the decision until the Jensen's received notification of the requests made by adjoining neighbors, Jamison & Cathy Rounds. Jensen's will not be charged a fee for the next hearing. The motion passed unanimously.

ADJOURNMENT: There being no further business, a motion was made by Richards and seconded by Gross to adjourn the meeting at 9:15am. The motion passed unanimously.

Respectfully submitted,


Helen Jane Paxton, Administrator


Austin Gross, Chair

Date Approved 3.19.25