

**MINUTES**  
**SULLY COUNTY PLANNING AND ZONING COMMISSION**  
**April 16, 2025**

**CALL TO ORDER:** The regular meeting of the Sully County Planning and Zoning Commission was brought to order on April 16, 2025, at 9:00 a.m. by Chair Austin Gross, with members Gail Tennant, Conner McPeck, Evan Warner, and JR Richards in attendance at the Sully County Courthouse. Others present at the meeting were JJ Schall, Casey Height, Stephanie Elder, Andrew Utech, Vic Utech, Shane Croft, Jason Smith, Bruce Peterson, Linda Peterson, Pat Voorhees, Tacea Voorhees, Rob Laurenz, Josh Byrum, Todd Schneider, Neal Konda, Don Miller, Scott Bacon, Amanda Bacon, David Krier, Angela Le, Stacy Hegge, Dennis Nincehelsner, Kathy Hildebrandt, Greg Yackley, and Eric Booth.

**MINUTES:** A motion was made by Richards and seconded by Tennant to approve the meeting minutes of March 19, 2025, with corrections. The motion passed unanimously.

**PUBLIC COMMENT:** No public comment was provided to the Commission.

**PUBLIC HEARINGS:**

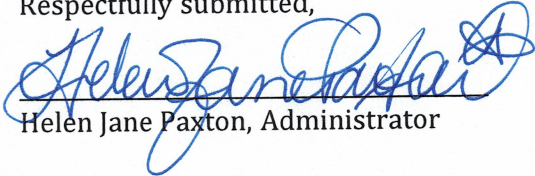
- A. Gross called the hearing to order and read hearing guidelines aloud. Vic Utech introduced **Residential Planned Unit Development 2025-10-PUD** Codger's Caddy Club Subdivision Phase 1, identified as Lots 1-154, except for Lot 101, Codger's Caddy Club Subdivision in NW ¼ and S ½ of Section 33, Township 113 North, Range 80 West of the 5<sup>th</sup> 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 5<sup>th</sup> P.M., Sully County, South Dakota. Commission members reported no conflicts of interest or any ex-parte communications regarding the plan. The individual articles of the PUD Report were noted, and the staff report was presented by Administrator Paxton, then Gross opened the public hearing. Applicants Vic and Andrew Utech of Codger's Caddy Club Subdivision, along with Attorney Hegge and Engineer Josh Smith, elaborated on the proposed development plan. Oral testimony was heard from several attendees voicing opposition and support. Gross closed the public hearing. During Commission discussion, Richards asked JJ Schall, Highway Superintendent, how the designated approaches would affect traffic and reached out to Curt Olson, Sully County Emergency Manager, to request information on safety concerns. Richards also noted that Emily Sovell had recused herself from the Hearing due to a conflict-of-interest claim from a resident and that outside council had to step in at an additional cost to Sully County taxpayers. A motion to go into Executive Session was made by Richards to address legal matters. Second by Warner. SDCL 1-25-2 (3). Motion to come out of Executive Session by Warner, second by McPeck. SDCL 1-25-2 (3). The Commission determined that the proposed development and use plan adequately addressed lot size and purpose, dwelling types and purposes, re-subdivision of lots, utilities, and maintenance of roadways. The Commission also found that the plan was consistent with the intent and purpose of the Zoning Ordinance to promote public health, safety, morals, and general welfare, the value of buildings and the character of the property adjoining the area included in the plan would not be adversely affected, the average lot area per family contained in the site, exclusive of the area occupied by streets, would not be less than the lot area per family required for the district in which the development is located, and that the buildings would be used for residential purposes, one commercial use, and customary accessory uses. A motion was made by Richards and seconded by Tennant to recommend to the Sully County Board of Commissioners that **Residential Planned Unit Development 2025-10-PUD** be approved with two conditions, the first being that the Geotech Report be submitted in full (as pages were missing) and second being the removal of 4 overlapping Golden Meadows lots from PUD map. A roll call vote showed Gross, Tennant, Warner, McPeck, and Richards voting Aye. The motion passed unanimously.


**OTHER BUSINESS:**

- A. A special meeting request was submitted by Steven and Rochelle Dokken to review their plat submission. The fee of \$500 was received and posted. The special meeting date was set for April 24, 2025, at 9am.
- B. The next regular meeting was set for May 21, 2025, at 9:00 a.m.

**ADJOURNMENT:** There being no further business, a motion was made by Warner and seconded by McPeck to adjourn the meeting at 11:51am. The motion passed unanimously. Meeting adjourned.

Respectfully submitted,

  
Helen Jane Paxton, Administrator

  
Austin Gross, Chair  
Date Approved 5-21-2025