

MINUTES
SULLY COUNTY PLANNING AND ZONING COMMISSION
July 23, 2025

CALL TO ORDER: The regular meeting of the Sully County Planning and Zoning Commission was brought to order on July 23, 2025, at 9:00 a.m. by Chair Austin Gross, with members Conner McPeck, Evan Warner, Russ Ball, and JR Richards in attendance at the Sully County Courthouse. Vic Utech was also present.

MINUTES: A motion was made by Richards and seconded by Gross to approve the meeting minutes of June 18, 2025. The motion passed unanimously.

PUBLIC COMMENT: NONE

CONFLICT OF INTEREST: NONE

ACTION ITEM:

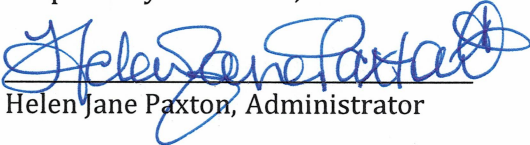
- A. LOT 9R, SPRING CREEK BAY SUBDIVISION, A REPLAT OF LOT 9, SPRING CREEK BAY SUBDIVISION LOCATED IN THE S ½ OF SECTION 33, TOWNSHIP 113 NORTH, RANGE 80 WEST OF THE 5TH P.M., AND A PORTION OF OUTLOT 2, CODGER'S CADDY CLUB SUBDIVISION LOCATED IN THE SW ¼ OF SECTION 33, TOWNSHIP 113 NORTH, RANGE 80 WEST OF THE 5TH P.M., SULLY COUNTY, SOUTH DAKOTA was reviewed by the Commission. A motion was made by Warner and seconded by McPeck 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 we have upcoming requests for Building Permits in areas that don't have clear ordinances on approval process in areas with a Sanitary District. An attempt was made to contact Legal Counsel. No contact was made. Paxton was instructed to follow up with the Attorney and report back to the Board. Vic Utech stated he does not see any clear statements saying the County or applicant have to have prior approval by the Sanitation District before approving Building Permits. He asked that the Board treat requests within PUD's the same way they do in other areas within the County. He stated issues with water and sewer should be handled between the district and developers.
- B. Vic Utech asked that the Planning and Zoning Board appoint Andrew Utech to the 2nd Alternate position that is open on the Board. The Board asked him to present this to the County Commissioners, as they make the appointments.
- C. The next regular meeting was set for August 20, 2025, at 9:00 a.m.

ADJOURNMENT: There being no further business, a motion was made by McPeck and seconded by Warner to adjourn the meeting at 9:19 am. The motion passed unanimously. Meeting adjourned.

Respectfully submitted,


Helen Jane Paxton, Administrator


Austin Gross, Chair

Date Approved 8.20.2025