

MINUTES
SULLY COUNTY PLANNING AND ZONING COMMISSION
June 18, 2025

CALL TO ORDER: The regular meeting of the Sully County Planning and Zoning Commission was brought to order on June 18, 2025, at 9:00 a.m. by Chair Austin Gross, with members Conner McPeck, Evan Warner, Gail Tennant, and JR Richards in attendance at the Sully County Courthouse. Others present at the meeting were JJ Schall, Vic Utech, Andrew Utech, and Bruce Peterson.

MINUTES: A motion was made by Richards and seconded by Warner to approve the meeting minutes of May 21, 2025. The motion passed unanimously.

PUBLIC COMMENT: NONE

CONFLICT OF INTEREST: NONE

PUBLIC HEARING:

1. Gross introduced the PUD amendment plan and asked for any disclosures of conflict of interest. There being none, Administrator Paxton presented the staff report. Gross called the hearing to order at 9:08am and read hearing guidelines aloud. Vic Utech gave applicant testimony on the **Planned Unit Development Amendment 2025-23-PUD (to amend 2023-21-PUD), CODGER'S CASTAWAY SUBDIVISION, LOCATED IN COW CREEK TRACT 2 IN THE SW ¼ OF SECTION 34, TOWNSHIP 113 NORTH, RANGE 80 WEST OF THE 5TH P.M., SULLY COUNTY, SOUTH DAKOTA, AND COW CREEK RECREATION TRACT 4 IN THE E ½ SECTION 34, TOWNSHIP 113 NORTH, RANGE 80 WEST OF THE 5TH P.M., SULLY COUNTY, SOUTH DAKOTA, AND ANY REPLAT OR ANY OTHER VARIATION OF LOTS OR TERRITORIES RENAMED, REPLATED, OR LOCATED THEREIN (HEREINAFTER DEVELOPMENT).** Utech distributed a traffic study completed by an engineer during the original development of this property and shared that approval of this request would actually provide safer access for emergency vehicles. He also displayed a comparison map of driveways allowed on Highway 1804. Oral testimony was heard from Bruce Peterson, voicing support for this amendment and two letters were read aloud from opponents. Gross closed the public hearing at 9:35am. During Commission discussion, Gross shared that he spoke to Curt Olson, Sully County Deputy Sheriff and Emergency Manager, who stated he saw no safety issues with the reduced speed now in place. Olson also referenced viewing other similar locations with multiple approaches like Utech is requesting. Gross reached out to local first responders and they agreed that having the requested approaches will assist in emergency services. A motion to go into Executive Session was made by Tennant at 9:41am, to address legal matters. Second by Warner. SDCL 1-25-2 (3). Motion to come out of Executive Session by Richards at 10:03am, second by Gross. SDCL 1-25-2 (3). The Commission determined that the proposed planned unit development amendment met all ordinance standards and a motion to approve was made by Richards and seconded by Warner, with two conditions: **1: The Sully County Highway Superintendent retains final approval authority. Formal application and final approval for all approaches within this PUD amendment must be submitted and obtained before the approach is constructed. 2: Covenants must be amended, meeting South Dakota Codified Law requirements, reflecting the updated PUD changes and approach conditions.** A roll call vote was held. Gross-Aye; Richards-Aye; McPeck-Aye; Tennant-Aye; Warner-Aye. Motion passed.

ACTION ITEMS:

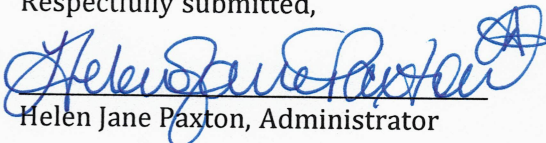
1. **CODGER'S CADDY CLUB GOLF COURSE ADDITION, LOTS 1 AND 2, A REPLAT OF OAHE TRAILS SUBDIVISION LOCATED IN THE S ½ OF SECTION 33, TOWNSHIP 113 NORTH, RANGE 80 WEST OF THE 5TH P.M., SULLY COUNTY, SOUTH DAKOTA** was reviewed by the Commission. A motion was made by Richards and seconded by Gross to recommend to the Sully County Board of Commissioners that the plat be approved. The motion passed unanimously.
2. **CODGER'S CADDY CLUB SUBDIVISION, OUTLOTS 1-7, A REPLAT OF OAHE TRAILS SUBDIVISION LOCATED IN THE NE ¼ OF SECTION 32 & W ½ AND SE 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 Tennant and seconded by Gross to recommend to the Sully County Board of Commissioners that the plat be approved. The motion passed unanimously.
3. **LOT 57, BLOCK A, CODGER'S CASTAWAY SUBDIVISION, A REPLAT OF A PORTION OF COW CREEK TRACT 2 IN THE SW ¼ OF SECTION 34 & COW CREEK RECREATION TRACT 4 IN THE E ½ OF SECTION 34, 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 Richards and seconded by Gross to recommend to the Sully County Board of Commissioners that the plat be approved. The motion passed unanimously.


OTHER BUSINESS:

- A. Vic Utech stated that he would like the Board to consider Andrew Utech to fill the 2nd Alternate spot on the Planning and Zoning Commission. The board will consider this. Board appointments are made by the County Commission after a recommendation from the Planning and Zoning Board.
- B. The next regular meeting was set for July 16, 2025, at 9:00 a.m.

ADJOURNMENT: There being no further business, a motion was made by Warner and seconded by Richards to adjourn the meeting at 10:50am. The motion passed unanimously. Meeting adjourned.

Respectfully submitted,


Helen Jane Paxton, Administrator


Austin Gross, Chair

Date Approved

7-23-2025