

**Gregory County  
Planning Commission Minutes  
Tuesday, August 6<sup>th</sup>, 2019  
1:00pm**

**1. Call meeting to order**

**2. Roll Call:**

Biggins\_x\_\_ Kerner Andersson \_x\_\_ Steffen\_\_\_ Weborg\_x\_ Wirsing\_x\_\_ Plugge\_x\_\_ Bartling\_x\_\_

Also Present: Kelly and Jody Bailey, Sandy Steffen

**3. Minutes of last meeting**

Action: Approve minutes with approved changes.

Motion By: Wirsing

Second By: Plugge

Motion carried

**4. Agenda**

Action: Add plat recommendation for "LOT 1, MCCANCE SECOND SUBD LOCATED IN THE NW4SW4 20-99-73".  
Add this after Heyden variance application.

Motion By: Weborg

Second By: Wirsing

Motion carried

**5. Disclosures of conflicts or One on One Communications**

Kerner Andersson and Wirsing both stated that they had conversations with a neighbor of Kelly Bailey's regarding the rezone of 5 lots.

**6. 1:15 Rezone Application for Bailey – Tabled from July meeting**

Application from Kelly Bailey to rezone 5 lots from zoned agriculture to High Density Rural Residential District (R3) located in N2 LESS LOT 1 BAILEY SUBD IN SE4NE4 & N2NW4SE4 & N2S2NW4SE4 & NE4NE4 25-97-69 WHETSTONE TOWNSHIP, Gregory County.

Discussion was held regarding the proposed rezoning. A preliminary plat of the area was presented. The road to the lots and to the existing property was discussed. Wirsing read and presented a statement on the application.

Recommendation: To recommend to not approve the application.

Motion By: Wirsing

Second By: (none)

Motion died due to lack of a second

Recommendation: Recommend approval with condition that a road agreement be in place between the potential owners and current resident

Motion By: Kerner Andersson

Second By: Plugge

After further discussion the recommendation changed.

Recommendation: Recommend approval of the rezoning application with the condition of the road agreement in the prior motion eliminated.

Motion By: Kerner Andersson

Second By: Plugge

Biggins\_yes\_\_ Kerner Andersson \_yes\_\_ Steffen\_\_\_ Weborg\_no\_\_ Wirsing\_\_no\_ Plugge\_yes\_\_ Bartling\_yes\_\_

Motion carried.

Biggins left the meeting at this time.

**7. 1:30 Rezone Application for Bailey**

Application from Kelly Bailey to rezone 3 lots from zoned agriculture to High Density Rural Residential District (R3) located in TRACT A OF MULEHEAD SUBD 20-97-68 and TRACT B OF MULEHEAD SUB 21-97-68 WHETSTONE TOWNSHIP, Gregory County.

The applicant wants to rezone 2 lots that are each approximately 4.5 acres from ag to R3.

Recommendation: Approval of the rezone application

Motion By: Weborg

Second By: Plugge

Biggins\_\_\_ Kerner Andersson \_y\_\_ Steffen\_\_\_ Weborg\_y\_\_ Wirsing\_abstain\_\_ Plugge\_y\_\_ Bartling\_y\_\_

Motion carried

**8. 1:45 Variance Application for Heyden**

Variance application to build a house on a parcel less than 40 acres located in 13-96-71 UNION TOWNSHIP, Gregory County for lots 2-7,

Recommendation: Approve the application for a variance

Motion By: Plugge

Second By: Bartling

Biggins\_\_\_ Kerner Andersson \_y\_\_ Steffen\_\_\_ Weborg\_y\_\_ Wirsing\_y\_\_ Plugge\_y\_\_ Bartling\_y\_\_

Motion carried.

**9. Plat Approval**

Plat of LOT 1, MCCANCE SECOND SUBDIVISION  
Located in the NW4SW4 20-99-73, Gregory County SD

Recommendation: Approve the plat.

Motion By: Bartling

Second By: Weborg

Biggins\_\_\_ Kerner Andersson \_y\_\_ Steffen\_\_\_ Weborg\_y\_\_ Wirsing\_y\_\_ Plugge\_y\_\_ Bartling\_y\_\_

Motion carried

**10. Public Input**

None

**11. Ordinance Review**

None

**12. Adjourn**

Recommendation: Adjourn meeting

Motion By: Wirsing

Second By: Bartling

Biggins\_\_\_ Kerner Andersson \_y\_\_ Steffen\_\_\_ Weborg\_y\_\_ Wirsing\_y\_\_ Plugge\_y\_\_ Bartling\_y\_\_

Motion carried