

**Gregory County
Planning Commission Minutes
Tuesday, September 1st, 2020
1:00pm**

1. Call meeting to order

The meeting was called to order by Matt Steffen at 1:03pm

2. Roll Call:

Biggins___ Kerner Andersson ___ Steffen_x__ Weborg_x__ Wirsing_x__ Plugge_x__ Bartling___

3. Minutes of last meeting

Action: Approve minutes

Motion By: Wirsing

Second By: Plugge

Motion carried.

4. Agenda

Administrator Burrus requested Plat of Addition Lots 9&10, SUBD TRACT B MULEHEAD SUBD 21-97-68 be added after agenda item #8.

Action: Approve agenda with requested plat approval being added.

Motion By: Plugge

Second By: Wirsing

5. Disclosures of conflicts or One on One Communications

None

6. Conditional Use Permit Application 1:05 pm – Tabled from August Meeting

Application for Jensen Family Trust to expand their campground by 10 spots with water and electric service in an Ag District in NW4SE4; S2SE4 4-95-67 STAR VALLEY TOWNSHIP, Gregory County.

Martin Susan Lawler were present for the discussion. Jensen's were unable to make it due to health reasons.

AJ Jensen was sent a letter after the meeting last month asking for additional information. The maps that were requested were presented. Letters from Tripp County Rural Water and Rosebud Electric were also presented.

Wirsing read a statement of his findings after viewing the existing campground on 08.30.20. Several of his findings included objection to the expansion due to the campground appearing more substantial/residential instead of transient as a campground is suppose to be as defined in the Gregory County Zoning book.

Questions were also directed at the Lawler's for additional information.

Recommendation: To deny the permit

Motion By: Wirsing

Second By: Motion died due to lack of a second.

Recommendation: Recommend approval with the conditions that wheels not be removed from any of the camper trailers and that renters remain transient and not live at the campground full time year round.

Motion By: Plugge

Second By: Steffen

Biggins___ Kerner Andersson ___ Steffen_y__ Weborg_y__ Wirsing_n__ Plugge_y__ Bartling___

A letter will be sent to Jensen Family Trust with the recommendations and the issue will be heard by the Board of Adjustment on 09.16.2020 at 9:25am.

7. Variance Application 1:15 pm

Application for Charles and Nadeen Peterson to build a house on a parcel of land less than 40 acres in an Ag District and request setback from road to be 75' instead of the 150' in TRACT IN N500'E990' OF SE4NW4 LESS 0.26 AD ROW 20-97-68 WHETSTONE TOWNSHIP, Gregory County

Recommendation: Approval of the variance and setback.

Motion By: Weborg

Second By: Wirsing

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The variance will be heard by the Board of Adjustment on 09.16.2020 at 9:20am

8. Plat Approval

Plat of LOT 1, BAILEY 2ND SUBD located in the SW4 4-95-68 FAIRFAX CIVIL TOWNSHIP Gregory County

Recommendation: Approval

Motion By: Plugge

Second By: Wirsing

Biggins___ Kerner Andersson ___ Steffen___y_ Weborg___y_ Wirsing___y_ Plugge___y_ Bartling___

The Plat will go before the County Commissioners on 09.16.20 at 9:15AM

9. Plat Approval

Plat of LOTS 9 & 10, A SUDB OF A PORTION OF TRACT B MULEHEAD SUBD located in 21-97-68 WHETSTONE TOWNSHIP Gregory County.

Recommendation: Approval

Motion By: Plugge

Second By: WEBORG

Biggins___ Kerner Andersson ___ Steffen___y_ Weborg___y_ Wirsing___y_ Plugge___y_ Bartling___

The Plat will go before the County Commissioners on 09.16.20 at 9:17AM

10. Public Input

11. Ordinance Review

Discussion was held on if a specific campground building permit is needed that would outline what information an applicant would be expected to provide.

Discussion was held on potential zoning definition changes.

12. Adjourn

Motion By: Weborg

Second By: Wirsing

Meeting was adjourned at 2:45pm