

Gregory County Planning & Zoning  
221 E 8<sup>th</sup> St., Burke, SD 57523  
Gregory Country Courthouse-Commission Meeting Room  
August 2, 2022 at 1pm

1. Adopt Agenda
2. Approve Planning & Zoning Minutes from July 5, 2022
3. Conflict of Interest
4. Ex-Parte Communications
5. Final Plats for Consideration:
  - A. Plat of Sacred Heart Cemetery A/K/A Xavier Cemetery  
Located in Govt. Lot 1 and the NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 7, T 96N, R71 W of the 5<sup>th</sup> P.M. Gregory County, SD
  - B. Plat of Coon Creek Ranch & The Burke 10  
Located in the SE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 20, T97 N, R71 W of the 5<sup>th</sup> P.M. Gregory, SD
6. Adjourn

The next Meeting September 6, 2022 at 1p.m.  
Deadline for the agenda September 2 at 1pm



**Gregory County Planning & Zoning**  
**221 E 8<sup>th</sup> St., Burke, SD 57523**  
**Gregory Country Courthouse-Commission Meeting Room**  
**July 5<sup>th</sup>, 2022 at 1pm**

The Planning & Zoning met in regular session on July 5, 2022 at 1pm with Matt Steffen presiding. Member present were, Megan Weborg, Sonny Plugge, Robert Wirsing, Planning & Zoning Administrator Betty Jo Hoffman, Absent: Blane Bartling, Jessy Biggins & Chairwomen Anna Kerner- Anderson Guest: Scott Frauen

1. Motion Weborg, second Wirsing to adopt agenda. Motion carried with unanimous vote
2. Motion Wirsing, second Weborg to approve Planning & Zoning Minutes from June 14<sup>th</sup>, 2022. Motion carried with unanimous vote
3. Conflict of Interest – None at this time
4. Ex-Parte Communications – None at this time

**Public Hearing Variances:**

5. Variance Application for Scott Frauen to build a Detached Garage & Dwelling on a parcel less than 40 acres of Non-Ag-C located in SEC. 29-97-68 LOT D, PAPOUSEK SECOND SUBDIVISION NE4NW4, WHETSTONE TOWNSHIP; also known as 36348 Mulehead Rd., Bonesteel.  
Motion Wirsing, second Weborg to approve the Variance Application to go to the Board of Adjustments on July 19<sup>th</sup>, 2022. Motion carried with unanimous vote
6. Variance application for Troy & Andrea Donscheski to build a garage on a parcel of land less than 40 acres in a Non-Ag District in SEC. 21-97-68 LOT 10 TRACT B MULEHEAD SUBDIVISION, WHETSTONE TOWNSHIP, GREGORY COUNTY; also known as 36463 Mulehead Rd, Bonesteel  
Motion Weborg, second Wirsing to table this Variance Application and have Planning & Zoning Administrator to look further into criteria and let the Planning & Zoning Board know of the findings. Motion carried with unanimous vote
7. Motion Weborg, second Wirsing to adjourn the meeting at 1:28p.m. Motion carried with unanimous vote

Dated this \_\_\_\_\_ day of \_\_\_\_\_ 2022

Attest: \_\_\_\_\_  
Betty Jo M. Hoffman, Administrator of Planning & Zoning

\_\_\_\_\_  
Matt Steffen, Board Member

The next Meeting August 2, 2022 at 1p.m.



**Plat of Sacred Heart Cemetery a/k/a Xavier Cemetery**  
**Located in Govt. Lot 1 and the NE 1/4 of the NW 1/4 of Section 7, T 96 N, R 71 W of the 5<sup>th</sup> P.M.**  
**Gregory County, SD**

This document prepared by:  
 Emmett Kotrba, Registered Land Surveyor  
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 Gregory, SD 57533  
 (605) 835-8278 Cell (605) 830-1197

**LEGEND:**

SCALE 1" = 50'



All bearings are GPS local grid

● 1/2 x 18" steel pin with plastic cap #4157

Curve Data: R = 508.542 d = 11°16'

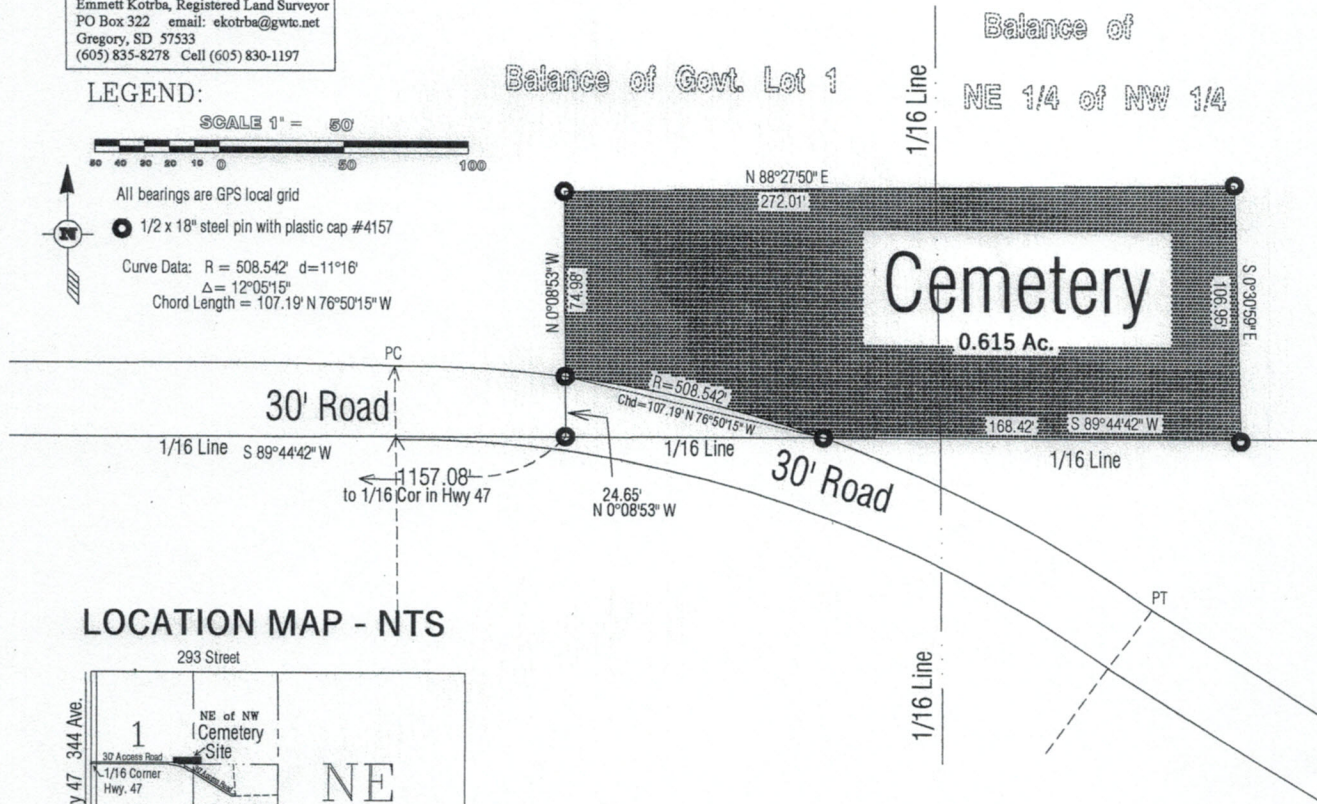
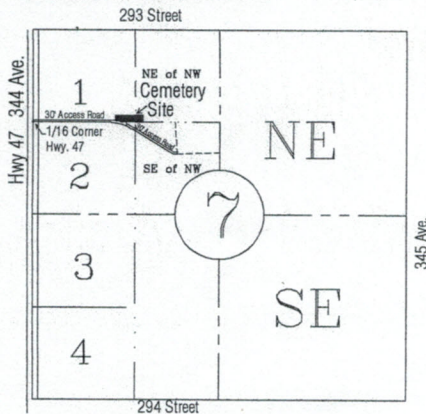
Δ = 12°05'15"

Chord Length = 107.19' N 76°50'15" W

Balance of Govt. Lot 1

Balance of

NE 1/4 of NW 1/4

**LOCATION MAP - NTS****OWNERS CERTIFICATE**

I, Father Johnathan Dillon, Pastor of Sacred Heart Parish in Burke, SD, do certify that the Catholic Diocese of Rapid City is the owner of all the land herein platted as Sacred Heart Cemetery a/k/a Xavier Cemetery, located in Govt. Lot 1 and the NE 1/4 of the NW 1/4 of Section 7, Township 96 North, Range 71 West of the 5<sup>th</sup> P.M., Gregory County, SD, and we approve this plat which was made for the purpose of establishing a record of the location of the cemetery. Development of this land shall conform to all existing zoning, subdivision, and erosion and sediment control regulations.

*Father Johnathan Dillon*  
 Father Johnathan Dillon, Pastor  
 Sacred Heart Parish

**SURVEYORS CERTIFICATE**

I, Emmett Kotrba, Registered Land Surveyor, hereby certify that at the request of the Sacred Heart Parish of Burke, SD, I have made a field survey and hereby plat a parcel of land to hereafter be known, described and transferred as Sacred Heart Cemetery a/k/a Xavier Cemetery, located in Govt. Lot 1 and the NE 1/4 of the NW 1/4 in Section 7, Township 96 North, Range 71 West of the 5<sup>th</sup> P.M., Gregory County, SD, The location, dimensions and area of the parcel is as shown on the plat which is correct to the best of my knowledge and belief.

IN WITNESS: I set my hand and seal this 21 day of July, 2022.

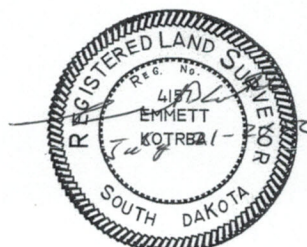
*Emmett Kotrba*  
 Emmett Kotrba, Registered Land Surveyor, #4157

STATE OF SOUTH DAKOTA )  
 COUNTY OF GREGORY ) ss

On this \_\_\_\_ day of \_\_\_\_\_, 2022, before me the undersigned officer, personally appeared Father John Dillon, who acknowledged to me that he executed the within Owners Certificate in the name of Sacred Heart Parish for the purpose therein contained.

IN WITNESS, I set my hand and seal.  
 My Commission expires: \_\_\_\_\_

Notary Public (seal)





**Plat of Sacred Heart Cemetery a/k/a Xavier Cemetery**  
**Located in Govt. Lot 1 and the NE ¼ of the NW ¼ of Section 7, T 96 N, R 71 W of the 5<sup>th</sup> P.M.**  
**Gregory County, SD**

**APPROVAL – GREGORY COUNTY PLANNING COMMISSION**

The Gregory County Planning Commission hereby approves the plat of **Sacred Heart Cemetery a/k/a Xavier Cemetery**, located in Govt. Lot 1, and the NE ¼ of the NW ¼ of Section 35, T 96 N, R 70 W of the 5<sup>th</sup> P.M., Gregory County, SD, as being in conformity with the regulations of this Commission.  
 Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
 Anna Kerner, Gregory County Planning Commission ChairPerson

**APPROVAL – GREGORY COUNTY BOARD OF COMMISSIONERS**

WHEREAS: the owner of the land herein platted as **Sacred Heart Cemetery a/k/a Xavier Cemetery**, located in Govt. Lot 1, NE ¼ of the NW ¼ of Section 7, T 96 N, R 71 W of the 5<sup>th</sup> P.M., Gregory County, SD, having presented to the Gregory County Board of Commissioners the described plat, and that the platted lands lay outside the platting jurisdiction of any municipality and that it appears that this plat meets all requirements of SDCL 11-3-8, NOW THEREFORE: BE IT RESOLVED: that the plat be approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

CERTIFICATION BY GREGORY COUNTY AUDITOR: I certify that the foregoing resolution is a true and correct copy of the resolution by the Gregory County Board of Commissioners on the date indicated.

\_\_\_\_\_  
 Gregory County Board of Commissioners Chairman

Attest: \_\_\_\_\_  
 Julie Bartling, Gregory County Auditor

**REGISTER OF DEEDS**

**COUNTY TREASURER**

I hereby certify that all taxes upon the land described by this plat are paid in full. Dated: \_\_\_\_\_

\_\_\_\_\_  
 Kathy Serr,  
 Gregory County Treasurer

**DIRECTOR OF EQUALIZATION**

I hereby certify that my office has received a copy of the attached plat.

\_\_\_\_\_  
 Gregory County Director of Equalization

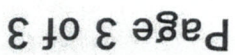
Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 2022,

At \_\_\_\_\_ o'clock in Plat Book \_\_\_\_\_ on page \_\_\_\_\_.

Slide No. \_\_\_\_\_

\_\_\_\_\_  
 Kerri Grim, Register of Deeds

Scale: 1" = 15'  
Map drawn 2022









**Plat of Coon Creek Ranch and The Burke 10**  
**located in the SE ¼ of the SE ¼ of Section 20, T 97 N, R 71 W of the 5<sup>th</sup> P.M.,**  
**Gregory County, SD.**

**OWNERS CERTIFICATE**

We, David Gnirk and Elaine F. Gnirk, husband and wife, hereby certify that we are the owners of the land herein platted as **Coon Creek Ranch and The Burke 10**, located in the SE ¼ of the SE ¼ of Section 20, Township 97 North, Range 71 west of the 5<sup>th</sup> P.M., Gregory County, SD, by which name the parcels shall be hereafter known, described and transferred. We certify that this survey and plat was made at our request and under our direction for the purpose of establishing the named parcels and that development of this land shall comply with all existing applicable zoning, subdivision and erosion and sediment control regulations.

\_\_\_\_\_  
 David Gnirk, Owner

\_\_\_\_\_  
 Elaine F. Gnirk, Owner

STATE OF SOUTH DAKOTA )  
 COUNTY OF GREGORY ) ss

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me the undersigned officer personally appeared

David Gnirk and Elaine F. Gnirk, husband and wife, and they acknowledged to me that they executed the above OWNERS CERTIFICATE for the purposed therein contained.

IN WITNESS, I set my hand and seal.

My Commission expires: \_\_\_\_\_

\_\_\_\_\_  
 Notary Public

\_\_\_\_\_  
 (seal)

**APPROVAL – GREGORY COUNTY PLANNING COMMISSION**

The Gregory County Planning Commission hereby approves the **Plat of Coon Creek Ranch and The Burke 10**, located in the SE ¼ of the SE ¼ of Section 20, T 97 N, R 71 W of the 5<sup>th</sup> P.M., Gregory County, SD, and it appears that all the platted land is outside the boundaries of any municipality and the plat conforms to all regulations of this commission. This plat is referred to the Gregory County Commissioners for their consideration.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
 Chairperson  
 Gregory County Planning Commission

**APPROVAL – GREGORY COUNTY BOARD OF COMMISSIONERS ( SDCL 11-3-8)**

WHEREAS: the owners of the land herein platted as **Coon Creek Ranch and The Burke 10**, located in the SE ¼ of the SE ¼ of Section 20, Township 97 North, Range 71 West of the 5<sup>th</sup> P.M., Gregory County, SD, have presented to the Gregory County Board of Commissioners the described plat, and it appears that this plat conforms to all requirement of SDCL 11-3-8, NOW THEREFORE;

BE IT RESOLVED: that the plat be approved this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

CERTIFICATION BY GREGORY COUNTY AUDITOR: I certify that the foregoing resolution is a true and correct copy of the resolution adopted by the Gregory County Board of Commissioners on the date indicated.

\_\_\_\_\_  
 Chairman  
 Gregory County Board of Commissioners

ATTEST: \_\_\_\_\_  
 Julie Bartling, Gregory County Auditor

**REGISTER OF DEEDS**

Filed for record this \_\_\_\_\_ day of \_\_\_\_\_, 2022

At \_\_\_\_\_ o'clock, in Plat Book \_\_\_\_\_

On Slide \_\_\_\_\_

\_\_\_\_\_  
 Keri Grim, Register of Deeds

**COUNTY TREASURER**

I hereby certify that all taxes upon the land described by this plat are paid in full. DATED: \_\_\_\_\_

\_\_\_\_\_  
 Kathy Serr, Gregory County Treasurer

**DIRECTOR OF EQUALIZATION**

I hereby certify that my office has received a copy of the attached plat.

\_\_\_\_\_  
 Gregory County DOE