

Gregory County Planning & Zoning Minutes
221 E 8th St., Burke, SD 57523
Gregory Country Courthouse-Commission Meeting Room
March 12th at 9am

The Planning & Zoning met in regular session on March 12th, 2024, at 9am with Matt Steffen, Chair presiding. Members Present: Sonny Plugge, John Jacobson, Sue Chytka, Meg Weborg, Jessie Eliason, & Planning & Zoning Administrator Betty Jo Hoffman. Guest: Christy Burkholder, Josey & Tamara Larson, Ryan Cook, Absent: Jessy Biggins

1. Motion Chytka, second Jacobson to adopt agenda. Motion carried with unanimous vote.
2. Approve Planning & Zoning Minutes - No meeting in February
3. Conflict of Interest – Jessie Eliason, conflict of Interest for Attorney Contract & Variance Application for Josey & Tamara Larson
4. Ex-Parte Communications- Sonny Plugge- Communications with Ryan Cook, and Chris Burkholder prior to the meeting regarding agenda items.

5. Variance Hearing:

Motion Jacobson, second Plugge to open the floor for Public Comments at 9:10am. Motion carried with unanimous vote. Chairman Steffen asked the question – Will more acreage be added to make 40 acres? Larson’s responded no, 19.86 what was offered and with financing its hard to get a loan for 40acres. Board Member Eliason asked the question: If a Conditional Use Permit could have been applied for since it is a Family Farm Unit? P&Z Administrator: responded with no, because its no longer part of the Family Farm unit, as it was platted off for its own parcel. Motion Eliason, second Weborg to close Public Comments at 9:15am.

Motion Jacobson, second Plugge to approve the application for Josey & Tamara Larson to build a dwelling on (19.86) acres less than 40 acres in an Ag District Section 15-97-71, Parcel #7701, Gregory, SD. Roll Call vote: Yae: 4-Plugge, Weborg, Jacobson, Chytka, Steffen, 1-abstained- Eliason, Motion carried.

6. Conditional Use Permit Hearing

Motion Weborg, second Chytka to open the floor for Public Comments at 9:16am. Motion carried with unanimous vote

Chris Burkholder explained the situation of his sister living in the Rug Shop which is now converted into a dwelling. His sister helps on the farm and teaches school. Motion Jacobson, to approve the applicant Christy Burkholder to have an additional dwelling in an Ag District in Section 28-97-72, Gregory County. Section 513- Minimum Lot Requirement second Weborg. Roll Call Vote, Yae Plugge, Weborg, Jacobson, Chytka, Eliason, 1-Nay-Saffen. Motion carried

Un-approved Mins.

7. Building Permit – Ryan Cook: Discussion was held regarding the Building Permit denied by Betty Jo Hoffman. Betty Jo, brought the building permit to the Commission because prior to this it was required by the commission, to construct a Primary before an Accessory building. She wanted clarification because when Ryan Cook came into her office, he asked about a shed on his on 40 acres before he built a dwelling, when the answer was no, based on what he requested. The story kept changing as it went from person, to person, she felt like he was fishing for the answers to fit his situation. To keep things consistent, she brought it before the board for a decision. Cook, explained he hayed it the last couple of years, and his Barn would be a Menards kit and the size would be 36x30 with 14ft side walls to hold livestock, tractors, farm equipment. Motion Jacobson, second Weborg to approve the building permit for an accessory agriculture building. Motion carried with unanimous vote
8. Motion Eliason, second Plugge to enter into Executive Session at 9:45am for Contractual -Attorney Contract. Motion carried with unanimous vote. Out of Executive Session at 10:20am with Motion Eliason to file it for future reference, second Chytka. Motion carried unanimous vote.
9. Campground Ordinance: - Tabled – Betty Jo will get a status report
10. Solor Energy Ordinance- Tabled – Betty Jo will get a status report
11. Other business none
12. Motion Plugge, second Chytka to adjourn at 10:35am. Motion carried unanimous vote.

Un-approved Mins.