

Gregory County Planning & Zoning
221 E 8th St., Burke, SD 57523
Gregory Country Courthouse-Commission Meeting Room
July 9, 2024

The Planning & Zoning met on July 9, 2024, at 9am with Matt Steffen, Chair presiding. Members Present: Sonny Plugge, John Jacobsen, Sue Chytka, Jessie Eliason, Meg Weborg, & Planning & Zoning Administrator Betty Jo Hoffman. Absent: Jessy Biggins. Guest: Brett Sosbe

1. Motion Jacobsen adopt agenda. Motion carried
2. Motion Chytka, second Jacobsen to approve Planning & Zoning Minutes June 11, 2024
3. Conflict of Interest – None at this time.
4. Ex-Parte Communications- none at this time
5. Brett Sosbe – presented the board with his idea of developing Sosbe Subdivision being less than 2 ½ acre lots. Planning & Zoning Administrator informed the board that the ordinance for High Density Rural Residential District (R2) minimum lot requirement area is 2 ½ acres, Gregory Co. doesn't allow anything less according to the Ordinance. Brett Sosbe expressed he would really like to go less than 2 ½ acres. Other discussion was had regarding Subdivisions.
6. Motion Jacobsen, second Plugge to open the Public Hearing for Article 9 Wind Energy Systems at 9:05am. Motion carried. No one present for Public Comments. Motion Pluggy, second Weborg to closed the Public Hearing at 9:10am and send Article 9 Wind Energy Systems to the County Commissioners to set a hearing and First Reading. Motion carried.
7. Motion Jacobsen, second Weborg to approve the Plat of Lot 16 and Lot 5A a replat of Lot 5 and lots 7A, 7B and 7S a replat of Lot 7. A subdivision of a portion of Tract B, Mulehead Subdivision Located in the SW ¼ of Section, Township 97 North, Range 68 West of the 5th P.M., Gregory County, SD for Kelly & Jodi Bailey. Motion carried.
8. Motion Jacobsen, second Eliason to table the Campground Ordinance. Motion carried.
9. Motion Pluggy, second Chytka to table the Proposed Ordinance Amendment: **Reapplication** for denied Variances/Conditional Use Permits. Motion carried.

No applicant requesting a variance or conditional use permit whose application(s) include the same or substantially the same requirements for the same or substantially the same property which has been denied by the Board of Adjustment shall be again considered by the Board of Adjustment before the expiration date of six (6) months from the date of the final action of the Board of Adjustment.

10. Motion Pluggy, second Chytka to table the discussion for Section 513 Minimum Lot Requirements - The minimum lot area shall be forty (40) acres; Motion carried.

11. Motion Chytka, second Pluggy to adjourn the meeting at 11:04am and to have the next P & Z meeting for August 6th at 9am. Motion carried.

Dated this _____ day of _____ 2024

Attest: _____

Betty Jo M. Hoffman, Administrator of Planning & Zoning

Matt Steffen, Chair