

Gregory County Planning & Zoning Minutes  
221 E 8<sup>th</sup> St., Burke, SD 57523  
~~Gregory Country Courthouse-Commission Meeting Room~~  
First Floor Meeting Room  
Tuesday, April 15, at 9am

The Planning & Zoning met on April 15, at 9am with Matt Steffen, Chair presiding. Members Present: John Jacobsen, Sue Chytka, Sonny Plugge, Aaron Hogrefe, & Planning & Zoning Administrator Betty Jo Hoffman. Absent: Meg Weborg & Jessy Biggins Guest: Brian McGinnis, Josh Brabeck, Jesse Moore, Kyle Heiss, Chad Mathews, Lori Mathews, Dave Laursen, and Tim Gergen.

1. Motion Jacobsen, second Hogrefe to adopt Agenda. Motion carried.
2. Motion Chytka, second Jacobsen to approve Planning & Zoning Minutes February 11, 2025
3. Conflict of Interest -None at this time.
4. Ex-Parte Communications -None at this time.
5. Brett Soesbe – Zoning discussion: Brett appeared before the Planning Commission to discuss making lots less than 2.5 acres for his development. P & Z Administrator Betty Jo Hoffman advised he would have to re-zone which had already been started but then Brett Soesbe removed his Re-Zone Application at the February 11, 2025, Planning & Zoning Meeting. No Action was taken.
6. Motion Hogrefe, second Plugge to approve the Plat for Lot 1, Zeisler First Subdivision located in the SE ¼ of Section 18, T 95N, R 69 W of the 5<sup>th</sup> P.M. Gregory County, SD. Motion carried

Motion Hogrefe, second Jacobsen to open the Public Hearing at 9:22am for a Variance Application for Dan & Brenda Steiner from 5 Lot Campground with utilities to add a dwelling on less than 40 acres in an Ag District in Sec 15-95-66 Lot 1, Olson Second Subdivision in SE4 Randall Township, Gregory County. There was extensive discussion regarding having a dwelling located within a campground according to the ordinance. Brian McGinnis with Planning & Development District III explained the definition of “Campground” according to the Gregory County Ordinance which does not include dwellings.

*Campground - Any premises where two (2) or more camping units are parked or placed for camping purposes, or any premises used or set apart for supplying to the public camping space for two (2) or more camping units for camping purposes, which include any buildings, structures, vehicles or enclosures, uses or intended for use or intended wholly, or in part, for the accommodation of transient campers.*

Motion Hogrefe, second Jacobsen to close the Public Hearing at 10:11am. Motion carried.  
Motion Jacobsen, second Plugge to approve the Variance Application for a Dwelling & 1 camping spot and to remove the 4 camping spots in 365 days from today’s date. (April 15, 2026) Motion carried.

7. ~~Public Hearing for Conditional Use Permit Application for Dan & Brenda Steiner from 5 Lot Campground with utilities to build Dwelling in an Ag District in Sec 15-95-66 Lot 1, Olson Second Subdivision in SE4 Randall Township, Gregory County.~~
8. Motion Plugge, second Chytka to open the Public Hearing at 10:12am for a Variance Application for Brian & Rhonda Freudenburg to build a dwelling on less than 40 acres in an Ag District in Sec 13-95-66 Lot 6 Southshore Estates, Randall Township, Gregory County.

P & Z Administrator Betty Jo Hoffman informed the board that this development was never rezoned from an AG District to High Density Rural Residential District. Motion Hogrefe, second Plugge to close the Public Comments at 10:15am. Motion carried. Motion Plugge, second Jacobsen to approve the Variance Application for Brian & Rhonda Freudenburg. Motion carried.

9. Scalp Mountain – Planned Unit Development- Josh Brabeck, Jesse Moore, Kyle Heiss, Chad Mathews, Lori Mathews, Dave Laursen, and Tim Gergen shared their plan to develop Scalp Mountain. They will move forward with submitting a PUD application. – No action – Informational
10. Motion Hogrefe, second Chytka to adjourn the meeting at 11:27am. Motion carried.

Dated this 15<sup>th</sup> day of April 2025

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

The next meeting will be May 13 @ 9am.