

MINUTES
SULLY COUNTY BOARD OF ADJUSTMENTS
March 18, 2026

CALL TO ORDER: The regular meeting of the Sully County Board of Adjustments was brought to order on March 18, 2026, at 9:05 a.m. by Vice Chair Evan Warner, with members Austin Gross (via phone), Connor McPeck, Andrew Utech and JR Richards in attendance at the Sully County Courthouse. Others present at the meeting were Clint Buchholz and Blake Yackley.

PUBLIC COMMENT: None

CONFLICT OF INTEREST (as noted in Planning and Zoning Minutes): Andrew Utech will be abstaining from Action Item #2 on the Board of Adjustments Hearing, as he is part-owner in the development being discussed.

ACTION ITEM 1

Vice Chair Warner reviewed the rules of hearing and introduced the application for Blake Yackley/Oahe Storage.

Administrator Paxton presented the staff report and Warner opened the public hearing at 9:05 am. Blake Yackley gave applicant testimony, reading his application aloud and citing the need for his Conditional Use Permit. Yackley stated there is a demand for this type of storage facility with all of the recreational industry happening by Sunset Lodge and West Prairie Resort. He shared that it will be compatible with surrounding land uses and should not increase traffic or noise in the area. He also pointed out additional security measures they will be taking and noted they will be maintained in a clean and orderly manner. Paxton presented the detailed map on the TV screen, allowing Yackley to point out the location of the building on the parcel and access points for entry. There was no proponent or opponent testimony.

Warner closed the public hearing at 9:10 am.

- **Application of Blake Yackley (Oahe Storage) requesting a Conditional Use Permit to allow the building of a commercial indoor boat and recreational vehicle storage facility on property zoned Agriculture District B, legally described as the NW ¼ Less Lot H-1 of Section 26, Township 115 North, Range 80 West of the 5th P.M., Sully County, South Dakota.** A motion was made by Richards and seconded by McPeck to approve the Conditional Use application.

A roll call vote was held. Gross-Aye; Richards-Aye; McPeck-Aye; Warner-Aye, Utech-Abstained.
Motion passed.

ACTION ITEM 2

Vice Chair Warner reviewed the rules of hearing and introduced the application for Venture Communications.

Administrator Paxton presented the staff report and Warner opened the public hearing at 9:16 am. Clint Buchholz gave applicant testimony, reading his application aloud and citing the needs for his variance request. Buchholz emphasized that this variance would allow for expanded internet and communications services for the growing population in the area. Paxton presented the detailed map on the TV screen, allowing Buchholz to point out the setbacks and building placements. There was no proponent or opponent testimony.

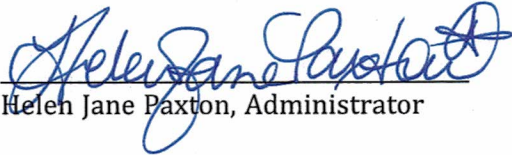
Warner closed the public hearing at 9:19am.

- **Application of Venture Communications Cooperative requesting a variance of Residential Planned Unit Development for Codger's Caddy Club Subdivision 2025-10-PUD to allow for a telecommunication building and other necessities in order to provide service for customers in the area. The application is for an accessory use allowable in residential districts and also requests a reduction of the rear set back from 25 ft to 10 ft on the property located at Lot 156, Codger's Caddy Club Subdivision, a replat of Tract 1, Oahe Trails Subdivision located in the SE ¼ of Section 33, Township 113 North, Range 80 West of the 5th P.M., Sully County, South. A motion was made by Richards and seconded by McPeck to approve the Variance application.**

A roll call vote was held. Gross-Aye; Richards-Aye; McPeck-Aye; Warner-Aye, Utech-Abstained. Motion passed.

ADJOURNMENT: There being no further business, a motion was made by Uetch and seconded by Warner to adjourn the meeting at 9:24 am. The motion passed unanimously.

Respectfully submitted,



Helen Jane Paxton, Administrator



Evan Warner, Vice Chair

Date Approved 3.18.2026

