

Sully County Planning and Zoning Commission

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AGENDA

August 19, 2026 – 9:00 AM
Sully County Courthouse – Commissioners' Meeting Room

1. CALL TO ORDER

2. MINUTES – July 15, 2026

3. PUBLIC COMMENT

4. CONFLICT OF INTEREST

5. PUBLIC HEARING

A. 9:00 AM – RESIDENTIAL PLANNED UNIT DEVELOPMENT 2026-28-PUD

Legal Description: Talon's Reach Subdivision, Lots 1-8, in the W ½ SW ¼ of Section 35, Township 114 North, Range 80 West of the 5th P.M., Sully County, South Dakota.

Petitioner/Owner: Doug Schlabach & Aaron Marshall, owners of Talon's Reach Subdivision

Total Acreage Being Developed: 56.26 Acres

6. ACTION ITEMS

1. Sanitary District Letter
2. Codger's Castaway: Plan to halt development and submit major PUD amendment.
3. PLAT OF SHEPHERD TRACT 1, A SUBDIVISION OF THE SW ¼ SW ¼ OF SECTION 24, TOWNSHIP 113 NORTH, RANGE 77 WEST OF THE 5TH P.M., SULLY COUNTY, SOUTH DAKOTA.
 - a. **Location:** South Central Sully County, East of Hwy 83, Summit Township
 - b. **Petitioner/Owner:** William Colson
 - c. **Parcel Size:** 8 acres

7. OTHER BUSINESS

- A. Ordinance Manual Review
- B. Any other matters to come before the Commission
- C. Next meeting: September 16, 2026, at 9am

8. ADJOURNMENT

The agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Planning and Zoning Commission meeting. Agenda items listed may be considered out of sequence.