

MINUTES
SULLY COUNTY PLANNING AND ZONING COMMISSION
September 17, 2025

CALL TO ORDER: The regular meeting of the Sully County Planning and Zoning Commission was brought to order on September 17, 2025, at 9:00 a.m. by Chair Austin Gross, with members Evan Warner, Gail Tennant, Connor McPeck, Andrew Utech, and JR Richards in attendance at the Sully County Courthouse. Others present at the meeting were Jordan Lamb and Tristan Peitz.

MINUTES: A motion was made by Tennant and seconded by Warner to approve the meeting minutes of August 20, 2025, for both the Board of Adjustments and Commission meetings. The motion passed unanimously.

PUBLIC COMMENT: None

CONFLICT OF INTEREST: Andrew Utech recused himself from Agenda Items 2 & 3, as he is partial owner of Codger's Caddy Club.

ACTION ITEM:

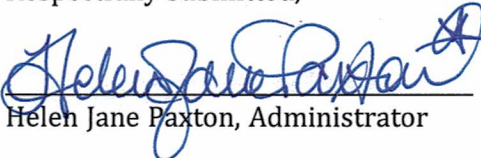
1. **TALUS PRESENTATION:** Tristan Peitz with TalusAg presented on a Fertilizer Plant they would like to bring into Sully County. Tristan elaborated on the benefits of Nitrogen Fertilizer for local farmers and plans for 2 plants they would like to build near the Ethanol Plant, south of Onida. Jordan Lamb spoke on electrical usage involved with this project and projected payouts to the school district.
2. **LOTS 135-138, CODGER'S CADDY CLUB SUBDIVISION, A REPLAT OF OUTLOT 6, CODGER'S CADDY CLUB SUBDIVISION LOCATED IN THE SE ¼ OF SECTION 33, TOWNSHIP 113 NORTH, RANGE 80 WEST OF THE 5TH P.M., SULLY COUNTY, SOUTH DAKOTA** was reviewed by the Commission. A motion was made by Richards and seconded by McPeck to recommend to the Sully County Board of Commissioners that the plat be approved. The motion passed unanimously.
3. **LOT 39, CODGER'S CADDY CLUB SUBDIVISION, A REPLAT OF OUTLOT 3, CODGER'S CADDY CLUB SUBDIVISION LOCATED IN THE SE ¼ OF SECTION 33, TOWNSHIP 113 NORTH, RANGE 80 WEST OF THE 5TH P.M., SULLY COUNTY, SOUTH DAKOTA** was reviewed by the Commission. A motion was made by Warner and seconded by McPeck to recommend to the Sully County Board of Commissioners that the plat be approved. The motion passed unanimously.


OTHER BUSINESS:

- A. The next regular meeting was set for October 15, 2025, at 9:00 a.m.

ADJOURNMENT: There being no further business, a motion was made by Tennant and seconded by Gross to adjourn the meeting at 10:36 am. The motion passed unanimously. Meeting adjourned.

Respectfully submitted,


Helen Jane Paxton, Administrator


Evan Warner, Vice Chair

Date Approved 10-22-25