



GRANT COUNTY SOUTH DAKOTA
PLANNING AND ZONING OFFICE
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Minutes from the Grant County Planning Commission February 14th, 2022

Planning Commission members present: Mark Leddy, Nancy Johnson, John Seffrood, Mike Mach, Tom Pillatzki, Richard Hansen, and Jim Berg.

Alternate(s) present: Don Weber, Jeff McCulloch

Planning Commission board members absent: none

Others present: Bill Tostenson (Grant County Commissioner), Todd Kays (First District), and Steve Berkner (Grant County Planning Commission officer.)

Meeting Date: Monday, February 14th, 2022

Meeting Time: 4 P.M. In-person in basement of the Courthouse.

1. Chairperson Leddy calls the Planning Commission meeting to order at 4:25 with a quorum of 7 board members.
2. Before the agenda was considered a question was raised concerning the status of the plat approval for "Lots 1, 2, 3, 4, 5, 6, and 7 of Liebe's First Addition" where it had been postponed until contact could be made with Arvid Liebe, who was out of town, to address some concerns brought up concerning the width, ownership and maintenance of the existing and proposed roads at the last meeting held November 8th, 2021.

Berkner reported that no contact had been made by himself or Banner and Associates, who prepared the plat, with Liebe and because of that it was inadvertently left off of the current agenda waiting for additional information

Since Liebe had not been available Leddy asked that the item be added to the March meeting agenda where it would be voted on, "up or down" with or without the requested changes.

3. Leddy asks if there are any citizens who wish to be heard or if an item should be added to the agenda where nobody responded.

4. Leddy asks for a motion to accept the agenda as presented. With no changes or amendments offered Johnson made a first to accept the agenda with Pillatzki making a second. Motion passes unanimously 7-0.
5. Leddy calls for a motion to accept the Planning Commission minutes from November 8th with the change that the motion to accept the Liebe plat read that it was “postponed” until Liebe could be contacted, not “tabled” as the notes read. Motion made by Mach for those changes with a second by Hansen. Motion passes unanimously 7-0.
6. For Item 6 on the agenda, the “Election of Officers,” both Leddy and Johnson stepped down from their position as chairperson and vice-chairperson respectively and Kays was asked to take over the meeting for election of officers for both the Board of Adjustments and the Planning and Zoning Commission.

Kays asked for nominations for chairperson where Mach offered Leddy’s name.

Kays asks three more times for any other nominations where none were made.

Hansen makes a motion for Mark Leddy to be chairperson for another term, which was seconded by Berg.

Kays called for the vote with 6 members voting for with Mark Leddy abstaining.

Moving on to the position of vice-chairperson Kays asked for nominations with Mach nominating Nancy Johnson.

Kays asked for any additional nominees three times where none were offered.

Hansen made a motion for Johnson to be vice-chairperson for another term with Seffrood seconding that motion.

Kays called for the vote where six members voted for Johnson to be vice-chair with Johnson abstaining.

Kays turned the meeting over to re-elected chairperson Leddy.

7. Moving on to the next item on the agenda Leddy asked Kays to lead a discussion on the status of the Grant County Comprehensive Plan review where each member had been given a rough draft of the plan as discussed up to this point.

Kays invited County Commissioner Bill Tostenson, who was in attendance, to join the review of the comprehensive plan if the Planning Commission and/or he so wished. Tostenson obliged.

Kays led off the discussion with stating that the rough draft Comprehensive Plan before them was an accumulation of dozens of meetings spanning nearly 2 years concerning what the county's goal should be for land use going into the future.

According to Kays under State Law for any governmental unit to exercise zoning authority they must have an up-to-date Comprehensive Plan that is to be used as a guide to make zoning decisions. "In other words, it's a playbook that helps decide what proper land use is within the county," said Kays

Kays added that the document, or plan, that is eventually passed, is supposed to be a guide on things like; how and when a conditional use permit should be considered, what should our basic zoning use and ordinances be and when should a variance be required.

Kays said failure to have an up-to-date comprehensive plan, or a failure to have one that accounts for allowed zoning activities, can end up having the county in court defending why it allowed a certain use of land within the county.

Kays went on to explain that because some of the practices in the current comprehensive plan are more than 20 years old that the changes being made may seem like the new plan is going in a completely different direction of current use and that is expected as over time actual land use trends can, and do change, and should be evaluated.

Kays used the examples that just in the last 20 years or so things like larger CAFO's and wind towers, and soon to be solar fields, were never expected to be here in the quantity or the sizes that they are.

Kays then broke down the review of the rough draft of the Comprehensive Plan that basically has two segments.

- A. The first half of the new plan describes the geography and population of Grant County and looked back at what land use made up the history of the county as well as showing trends on how land use had evolved over time in the county up to the present.
- B. The second half of the proposed plan identified and highlighted different land use practices maintaining the current idea that rural areas should be used predominantly for agriculture use, and where the existing infrastructure allows, like good roads and easily accessible utilities, especially near towns, that the county continue to encourage commercial development.

That later half of the proposed Comprehensive Plan spent about an equal amount of time talking about residential housing trends and suggesting that the county consider the idea that it may want to adopt a policy of a mix of low- and high-density residential housing, while also suggesting, that larger buildable lots sizes should be adopted to avoid the need for variances.

Throughout Kays' review topics and questions talked about included;

- a. Should the county explore enforcing high- and/or low-density residential housing (or non-agriculture related structure) areas?
- b. What should the minimum buildable lot size be and should it vary by location?
- c. Are current drainage policies adequate?
- d. Do certain types of land use above shallow and medium aquifers need to be reviewed?
- e. What land uses. Or commercial activities, should absolutely be discouraged based on the condition of existing county and township roads?
- f. Is there adequate fire and other emergency responders located close enough to possible development areas?
- g. Where should apostolic communities be encouraged due to their needed infrastructure and accessibility?
- h. How do we make all of these changes while still keeping things simple that people can understand them?

Kays pointed out that the thing to remember is that the updated comprehensive plan should be all about "shepherding" in these new land use ideas and over time zoning ordinances can be changed to accomplish those goals.

Kays closed this portion of the meeting encouraging all Planning Commission members to "go over the rough draft as relates to parts of tonight's discussion topics" so during the March meeting changes can be made to the rough draft while so a final draft can be considered as soon as April.

8. With no more discussion Leddy reminded commission members that the next meeting was set for 4:00, March 14th and called for a motion to adjourn, Mach made the motion to adjourn, Seffrood made the second. Vote carries unanimously 7-0.

Meeting ends at 5:53

Steve Berkner
Planning and Zoning Administrator
Grant County