



GRANT COUNTY SOUTH DAKOTA
PLANNING AND ZONING OFFICE
210 East 5th Avenue
Milbank, SD 57252-2499
Phone: 605-432-7580
Fax: 605-432-7515

Minutes from the special joint meeting of Grant County Planning Board and Grant County Commissioners

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

Alternate(s) present: Don Weber, Jeff McCulloch

Grant County Commissioners present: Mike Mach (also present as appointed Planning Commission member), Marty Buttke, and Bill Tostenson

Others present: Todd Kays (Staff/First District via teleconference), Karen Layher (Grant County Auditor), Jackson Schwandt (States Attorney), Holli Seehafer (Grant County Review) and Steve Berkner (Grant County Planning Commission officer.)

Meeting Date: Monday, April 11th, 2022

Meeting Time: 4:00 P.M. In-person in basement of the Courthouse.

1. Planning Commission chairman Leddy opens the Planning and Zoning portion of the special joint public hearing between the Planning Commission and the County Commissioners at 5:32 to consider, discuss, and receive public comment on the proposed revised Grant County Comprehensive Land Use Plan.
2. Leddy asks if any items needed to be added to the agenda not already listed. None offered.
3. Leddy asks if there are any citizens to be heard concerning items not on the agenda with nobody asking to be recognized.
4. Motion made by Planning Commission member Johnson and seconded by Planning Commissioner Seffrood to approve the agenda. Motion passes 7-0.
5. Leddy asks for a motion to approve the Official Minutes from the March 14th Planning Commission meeting. Johnson offers a first with a second by Hansen. Motion passes 7-0.
6. Leddy invites the County Commissioners to join the meeting with the Planning Commission.

7. Acting county commissioner chair Mach calls the County Commissioners' meeting to order and asks for a motion to approve their agenda. Tostenson makes a first with a second by Buttke. Motion passes 3-0.
8. Mach, again acting as chairperson for the County Commissioners, asks for a motion to join the joint meeting and public hearing with the Planning Commission to consider adopting the revised County Comprehensive Land Use Plan. Tostenson makes a first, Buttke makes a second. The motion passes 3-0.
9. Leddy calls for a motion for the Planning Commission's to consider the revised Grant County Comprehensive Land Use Plan and open that public hearing. Hansen makes a first for that motion with Pillatzki making a second.
10. Leddy acting as joint meeting chair asks Kays to make a staff report on the land use plan being considered.

Kays begins his report saying that a comprehensive plan is not creating any new ordinances for land use, it only creates a blueprint for current and future county officials to use for making land use decision and then if needed making new or modifying old ordinances.

Kays said by design comprehensive land use plans are meant to be reviewed and updated as land use trends change over time where the goal is to make land use regulations fit an evolving idea of what is ideal land use.

Kays stressed that even then a current updated comprehensive plan is not always going to be perfect where it constantly needs to be at reviewed every 5 or 10 years just to make sure it is still relevant and aligns with current land use trends.

Kays said that the new comprehensive land use plan being considered spends nearly the first half of its content reviewing relevant data on the history of the county as well as looking at current trends in zoning decisions then the second half of the plan tries to interpret historical land uses as well as identify how future use can be modified to target those values.

Kays pointed out that the real constant found when comparing the old comprehensive plan to the new one is we are still trying to protect rural land use for agriculture activities when possible and to try and limit non-agriculture related development that can take away agriculture opportunities.

According to Kays those type of non-ag related activities should be encouraged to be within special zones of the county of encouraged to be developed within or directly adjacent to city limits.

Kays finished his comprehensive plan review stating that going forward the county needs to start a conversation on how to implement and regulate possible zoning ordinance and land use changes where that's where the land use ideas put forth in the comprehensive plan have a chance to make it into our zoning ordinances.

Leddy then asked for any public comment where the question was asked three times with no public response.

Leddy then closed the public hearing as part of the Planning Commission meeting.

Mach then closed the public hearing as part of the County Commissioners meeting.

11. As acting meeting chair Leddy encouraged joint discussion between the Planning Commission and County Commissioners asking for any thoughts or additions to the land use plan where the overall consensus was all positive.

Additional discussion pointed out that some zoning ordinance changes should be considered in the areas concerning non-agriculture related residential development to bring the current county zoning ordinances in line with the comprehensive plan goals.

Planning and Zoning Administrator Berkner asked for more clarity in the having the new Comprehensive Plan identify that historical “buildable lots” should have development rights based on when they were platted. He explained that he thought it would be easier if those rights could be identified and protected with their own stand-alone paragraph instead of those rights being “inferred” if you took the whole comprehensive plan in total where it took multiple passages to identify those specific rights.

Johnson commented on some of the changes made since the last review during last month’s meeting which addressed some terminology that she thought was probably vague and thought it could be better worded. She said she was happy with the changes made.

County Commissioner Tostenson thanked the planning commission for taking on the task of updating the land use plan and thanked Kays and First District for their leadership and guidance in helping to oversee that task.

With no more discussion Leddy asked for a motion change to accept the Grant County Comprehensive Land Use Plan with changes and both Hansen and Pillatzki agreeing, and the vote was called passing 7-0.

12. Auditor Layher read the motion to accept the Grant County Comprehensive Land Use Plan as recommended by the Planning Commission with Tostenson making the first and Buttke making the second. Mach asked for any further discussion, with none he called for the roll call vote which passed 3-0.
13. Mach asked for a motion to adjourn the County Commissioner portion of the joint meeting with Buttke making a first and Tostenson making the second. Motion to adjourn passed 3-0.
14. Under old business Leddy asked for a motion to consider the approval of the Liebe plat request that had been postponed the month with Johnson making a first and Seffrood making a second.

Discussion followed asking if any more information was made available by Liebe to help define the private road width as well as who was going to maintain the road. Planning

Commission Administrator Berkner replied that neither he or Banner and Associates, whom helped draft the subdivision plat, had been able to contact Liebe since the last meeting. With no more discussion the motion was defeated 0-7.

15. With no more items on the agenda a motion was made by Johnson and seconded by Seffrood to adjourn the meeting. Motion carries 7-0

16. At the end of the meeting Leddy and Kays reminded the Commission their next meeting date for the next Planning Commission and Board of Adjustment meeting was set for May 2nd.

The meeting ended at 6:20.

Steve Berkner
Planning and Zoning Administrator
Grant County