



GRANT COUNTY SOUTH DAKOTA
PLANNING AND ZONING OFFICE
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Minutes from Grant County Planning Commission from August 8th, 2022

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

Alternate(s) present: Don Weber, Jeff McCulloch (seated for Johnson)

Planning Commission board members absent: Nancy Johnson

Others present: Dan Scoblic, Gary Longhenry, Carolyn Geissinger, Scott Schneider, Julie Schneider, Bill Tostenson (Grant County Commissioner) Todd Kays (First District by Zoom), and Steve Berkner (Grant County Planning Commission Administrator.)

Meeting Date: Monday August 8th, 2022

Meeting Time: 4:00 o'clock. In-person in the Courthouse Community Room.

1. Planning Commission chairman Leddy calls the Planning Commission meeting to order at 4:42.
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 Hansen and seconded by Pillatzki to approve the agenda. Motion passes 7-0.
5. Leddy asks for a motion to approve the official minutes from the April 11th Planning Commission meeting. Berg offers a first with a second by McCulloch. Motion passes 7-0.
6. Leddy asks Kays to lead a discussion on possible changes to the County's Zoning Ordinances as requested by the County Commissioners regarding setbacks for shelterbelts, setbacks and definitions for fences, and discussing possible minimum lot size changes for buildable lots within the county.

Kays began the discussion by stating that the “meetings agenda” was only to discuss possible changes to the County’s Zoning Ordinances and that no action would be taken on any of the topics until a future date.

During the discussion on shelterbelts Carolyn Geissinger, Scott Schneider, and Julie Schneider were allowed to make brief comments based on their interest in the county reviewing shelterbelt setbacks. Commissioner Tostenson also made some brief comments during the open discussion when he was asked to contribute.

Discussion on shelterbelts followed working on standardizing terms and definitions of a shelterbelt as well as reviewing size and appropriate setbacks for shelterbelts.

Topics covered during the discussion on fences centered around better defining the difference between ag related fences, and landscaping and/or privacy fencing, and the need for permitting fences according to the current zoning ordinance.

Discussion on reviewing minimum lot size followed defining when and where smaller lots sizes should be allowed, and when and where larger lots sizes should be required. The general discussion was that there was probably a need for both but that smaller two-acre minimum lots sizes now being allowed were inviting numerous setback variance requests which according to Kays indicates there is a problem with the original ordinance.

7. With no more items on the agenda a motion was made by Seffrood and seconded by Pillatzki to adjourn the meeting. Motion carries 7-0
8. 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 September 12th.

The meeting ended at 5:53.

Steve Berkner
Planning and Zoning Administrator
Grant County