



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 joint workshop of the Grant County Commission
and Grant County Planning Commission
August 11th, 2025**

County Commission present: Bill Tostenson, Mike Mach and Bill Street

Planning Commission members present: Mark Leddy, Nancy Johnson, John Seffrood, Mike Mach, James Berg, Tom Pillatzki and Steve Spors

Alternate(s) present: Don Weber and Jeff McCulloch

Board of Adjustment members absent:

Others present: Kathy Folk (County Auditor) Karen Layher (Assistant to the County Commission), Jackson Schwandt (Grant County State's Attorney) and Steve Berkner (Grant County Planning Commission Officer)

Meeting Date: Monday, August 11th, 2025

Meeting Time: 4:00 P.M. In-person in the Grant County Commissioner's Meeting Room.

1. At 4:01 Tostenson called the County Commission workshop to order followed by Leddy calling the Planning Commission workshop to order.
2. Tostenson began the joint workshop saying it was called by the County Commission to go over concerns that they had with the pending zoning amendment changes.

Tostenson explained that during their public meeting for considering the amendment multiple concerns were brought up by the general public where the County Commission thought it was best to meet jointly with the Planning Commission to review the zoning amendment to see if those concerns could be addressed.

Tostenson said that himself, Planning Commission Chair Leddy, Commission Assistant Layher and Planning and Zoning Officer Berkner had met briefly to organize "some talking points" points to consider as a starting point for the current joint workshop where he asked Berkner to go over that list.

Berkner's list included the following topics:

- a. If possible, the language in the ordinance needed to be simplified so that the general public would have an easier time understanding it on their own.
- b. The proposed “5-acre minimum plat size,” for future platted lots to be considered a conforming residential lot size, was thought a good objective to reduce variance requests as well as limit rural residential development.
- c. Continue with the objective of creating special “Closed Districts” for existing high density housing areas that have smaller lot sizes where new setback distances would be created.
- d. There was a concern that existing landowner rights should not be diminished in any way. Especially setback rights practiced and enforced in older “R-1” districts being considered as “Closed Districts.”
- e. Consider allowing CUP’s for proposed “Closed Districts” to expand in size but only for land that was directly adjacent to any created “Closed District” or Planned Development.
- f. For existing smaller residential lots consider adding “Closed Districts” in Section 18 of Big Stone Township (Big Stone City), Sections 15 and 22 in Adams West Township (Reville), Section 3 in Georgia Township (La Bolt), Section 7 in Georgia Township (Strandburg) and Section 7 in Troy Township.
- g. Identify a CUP path forward, if any, for allowing residential conforming lots sizes to be platted less than five-acres in size, ie; existing shelterbelt sizes.
- h. Consider codifying more clearly the right for accessory housing for “caretaker residence,” limited to 1 additional dwelling, vaguely described in the Grant County Zoning Ordinance Section 1103.03.19, with language similar to Codington County Zoning Ordinance Section 3.04.03.7a.
- i. Eliminate a past “look back date” for platting conforming lot sizes accepting either the date amendment goes into effect, if it is not referred, or a possible specific future date like “January 1st, 2026.”

At the end of the discussion Tostenson asked Berkner to prioritize the ideas discussed for the Planning Commission to review and consider for updating the proposed zoning ordinance amendment namely, but not limited to:

- aa. Better define “Closed Districts” to possibly include those additional areas discussed in Big Stone, Adams, Georgia and Troy Townships.
- bb. Create a CUP path for “Closed Districts” to expand when development shares a common boundary using common platted lot sizes.

- cc. Secure past realized “Development Rights” for all identified properties within the proposed “Closed Districts.” Primarily codifying past “R-1 setbacks” as practiced by county zoning officials.
- dd. For now, eliminate quantified residential housing “Development Rights” by section, or any measure, as currently in the proposed zoning amendment.
- ee. Eliminate past “look back” date in final amended zoning ordinance amendment to avoid not giving the general public time to subdivide and develop their property.

3. Both Tostenson and Leddy closed their respective joint workshop meetings at 5:45.

Steve Berkner
Grant County Planning and Zoning Administrator