



GRANT COUNTY SOUTH DAKOTA
PLANNING AND ZONING OFFICE
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Minutes for the meeting of Grant County Planning Commission September 20th, 2021

Members present: Mike Mach, Mark Leddy, Richard Hansen, Tom Pillatzki, Nancy Johnson, Jim Berg, John Seffrood

Alternates present: Don Weber, Jeff McCulloch

Others present George Boos, Todd Kays (First District), Steve Berkner (Planning Commission Administrator)

Meeting Date: Monday September 20, 2021. Meeting Time: 4:00 P.M. In-person basement of the Courthouse and also by Videoconference.

1. Mark Leddy calls Meeting of the Planning Commission to Order at 4:47 PM.
2. Items to be added to agenda by Board Members or Staff – None
3. Invitation for citizens to schedule time on the Planning Commission Agenda for an item not listed. (5 minutes maximum time) – None
4. Approval of Agenda
 - Motion to approve by Johnson, second by Mach; carries unanimously.
5. Approval of Minutes: August 10th, 2021
 - Motion to approve by Pillatzki, second by Berg; carries unanimously.
6. Open address to Planning Commission – None
7. Plat(s)
 - a. Marlin and Shirley Schmidt, owners of the SE ¼ except PT SOLD & EX LT H2 of Section 25, Township 121, Range 50 to become the Foothills Subdivision located in SE ¼ of Section 25, Township 121, Range 50.
 - Motion to recommend approval to County Commission by Hansen, second by Mach; carries unanimously, 7-0.
 - b. Kurt Sandt Trust, owners of Govt Lots 1 and 2 of Section 7 Township 119 North Range 48 to become Lot 5 of Riggin Airport Addition Located in Govt Lots 1 and 2 of Section 7 Township 119 North Range 48.

Attorney Goerge Boos spoke on behalf of the Sandt Trust and the petitioner “Dakota Buildings” stating that the reason for creating the new plat, Lot 5, was to offset the widening of the Right-of-Way of SD Highway 15 south of Milbank which took away a

majority of the display and signage area as well as some employee parking that was being used by the business.

Boss also stated that additional property was being acquired with the creation of Lot 5 so Dakota Buildings can expand to the east away from SD Highway 15.

Todd Kays gave a brief staff report that due to the nature of the original plat, where Lot 4 was considered too narrow to display temporary structures on that the newly created Lot 5 still did not meet the minimum width. Kays also stated that Lot 5 was also not zoned commercial and that both concerns need to be addressed sometime in the future to be in compliance with county zoning ordinances and that a remedy to this would be to either deny the plat or approve it and place a Deed Restriction on Lots 1, 2, 3 and 5 by recording with the Register of Deeds a document that would force the owners to address both setbacks issues needed for any future building permit and also draw attention to that proper designation of commercial Lot 5 was needed to continue doing business.

Boos assured the board that he would pass that information on to the owners so that steps can be made to address both of those conditions.

- Motion to recommend approval to County Commission by Pillatzki, second by Johnson; carries unanimously, 7-0.
- c. Roger and Neil Pauli, owners of the SW1/4 S OF RR RTY of Section 17, Township 120 Range 49 to become W.C. Pauli Addition located in SW ¼ of Section 17, Township 120 Range 49.
 - Motion to recommend approval to County Commission by Mach, second by Hansen; Pillatzki abstains, carries 6-0.
- d. David and Martha Wittnebel, owners of the SW1/4 EX LT 1 WITTNEBEL'S SUBDIV of Section 25, Township 119, Range 49 to become the Gaikowski Addition located in SE ¼ of Section 25, Township 119, Range 49.
 - Motion to recommend approval to County Commission by Seffrood, second by Berg; carries unanimously, 7-0.
- e. Arvid Liebe and Janet Liebe owners of Lot 1 on the plat of Redman's Third addition, located in the SE1/4 of section 12, Township 120 North, Range 49, west of the p.m., Grant County (Grant Center Township), SD, to become in part LOT 2 OF TWIN VALLEY TIRE ADDITION located in the SE1/4 of Section 12, Township 120 North, Range 49.
 - Motion to recommend approval to County Commission by Berg, second by Pillatzki; carries unanimously, 7-0.

8. Matters for Board Discussion/Staff Report

- a. Todd Kays, First District Executive Director for First District, led a continuing discussion on addressing some possible amendment changes to county ordinances concerning; 1) moved in buildings, 2) age of Manufactured Homes allowed, and 3) streamlining the process for approving "simple one and two lot plats."

Kays explained that for the first two instances; for moved in buildings; 1) which needed 100% signatures of all abutting landowners, and 2) the age of allowed Manufactured homes which is limited to 15 years or less, that both of them were from a different time and over the years had not been amended to meet modern construction and aesthetic standards that would also be fair to both the person asking for a permit while still respecting the neighbors where the permit is being applied for.

Kays also spoke on the process the county used for reviewing and approving plats where he explained the process can easily take over 60 days to accomplish which can jeopardize critical timing when selling, buying, financing, or refinancing.

After a discussion on all three topics Kays said he would put together possible amendment changes that met the consensus of the discussion held and have them ready to be considered at a future joint meeting between the Planning Commission and the County Commissioners.

9. Next meeting:

Regular meeting: Monday April 12th, 2021

10. Executive Session (if necessary) – None

11. Leddy asks for a motion to adjourn at 6:28 PM.

- Motion to adjourn by Pillatzki, second by Berg; carries unanimously, 7-0.

Steve Berkner

Planning and Zoning Administrator
Grant County, SD