



GRANT COUNTY SOUTH DAKOTA
PLANNING AND ZONING OFFICE
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Minutes from the meeting of Grant County Board of Adjustments October 17th, 2022

Planning Commission members present: Mark Leddy, Nancy Johnson, Mike Mach, Tom Pillatzki, and Jim Berg

Alternate(s) present: Don Weber, Jeff McCulloch

Planning Commission board members absent: John Seffrood, Richard Hansen

Others present: Gerry Adolph, Mike Adolph, Jackie Adolph, Sam Hanson, Bill Tostenson (Grant County Commissioner, Todd Kays (First District by teleconference), and Steve Berkner (Grant County Planning Commission Administrator)

Meeting Date: Monday, October 17th, 2022

Meeting Time: 4:00 o'clock, In-person in basement of the Courthouse.

1. Chairman Mark Leddy calls the Board of Adjustment meeting to order at 4:00.
2. Leddy asks if the board, or any staff member, had anything to add to the agenda with none being added.
3. Leddy makes an invitation for anyone present wanting to address the Board of Adjustments with an item not on the agenda with no one from the public responding.
4. Leddy asks for a motion to approve the agenda with Mach making a first and Berg making the second. Motion passes unanimously, 7-0.
5. Leddy asks for a motion to approve the minutes from the August 8th, 2022, meeting which was made by Mach with Johnson making the second. Motion passes unanimously 7-0.
6. Leddy ask for any seated board member if they think they need to recuse themselves from any discussion, or from voting on, an agenda item on the approved agenda with no one responding.

7. Leddy calls for a motion consider CUP08182022, a Conditional Use Permit (CUP) request from Gerry Adolph of Skyview Construction for an Extended Home Business with Weber making the first and Pillatzki making the second.

Leddy asks Kays to make a staff report presentation on CUP08182022.

Kays reports that CUP08182022 for Skyview Construction was seeking a CUP for an Extended Home Business which would produce metal studs, joists, and rafters. Kays explained that the process uses “cold rolled” galvanized sheetmetal technology and equipment to form and replace dimensional wood lumber, 2x4s, 2x6s 2x10s etc. Kays said the planned business, if permitted, would provide construction materials for both residential and agriculture related structures.

Kays added that the parcel seeking the Home Extended Business was uniquely located on “Old Highway 81,” which runs parallel to I-29 a mile away and is also located within a mile of Couty Road 8, which intersect both “Old Highway 81” and I-29.

In his staff report Kays also stated that the current county zoning ordinance would only allow family members to work at the business but that conversations with the permittee indicated that if their planned business needs called for additional employees, outside of the immediate family, that they may be seeking other paths with the county to either allow more employees as a Home Extended Business or to be re-zoned Commercial/Industrial if that was permitted.

Kays explained that rezoning to Commercial/Industrial, if allowed, would also call for the county to amend the current allowed Commercial/Industrial activities to include “Light Manufacturing” which he cautioned might be hard to accomplish if the Planning Commission and County Commission were not open to it and that if passed it could also be appealed. Kays added that another option might be to relocate to an industrial park located within an area community that already would allow the business activity.

Kays said that either of those paths would not go through the Board of Adjustments anyway and that it was best to keep the discussion to granting a Home Extended Business CUP which is what the original CUP was for.

At Kays’ conclusion of his staff report Leddy asked for any comments from the permittee where no additional information was presented.

Leddy then opened the public hearing for the variance requests asking three times for any comments either in favor or opposition to the variance request where he heard none.

Mike Adolph was asked to step forward to respond to any questions that may come up where he asked if he could make a presentation showing examples of the forming process used to make “cold-rolled” metal studs, joists, and rafters. Mike Adolph was also asked to

make comments on outdoor storage; signage; parking and alternate road for ingress and egress.

At the conclusion of the public hearing Leddy mentioned that the board member's information packet included two letters of support for awarding a Conditional Use Permit for the Home Extended Business for Skyview Construction: one from the Grant County Economic Development Corporation and the other from the Grant County Commissioners.

Leddy then closed the public hearing inviting discussion among the board members present.

The board discussion that followed covered topics of outside storage, signage and the steps needed if eventually the County Zoning Ordinance to be amended to allow a limited amount of "non-family" workers to be allowed to work in a Home Extended Business" where it was discussed that it was probably within the spirit of the county's recently updated Comprehensive Plan to allow 3 to 5 non-family workers if the Home Extended Business was producing needed goods and services for the county's agriculture industry.

Kays said that the wording of the Letter of Assurance, which is tied to the original parent parcel, would reflect the above discussion points where the Adolph's would have some flexibility on: outside storage, where it would eventually have to be screened; the size of outdoor signage; and that should the County Zoning Ordinance be updated to include a limited number of non-family members allowed for a Home Extended Business their CUP would reflect those.

With no more discussion Kays read the Findings of Fact before Leddy called for a roll call vote which passed unanimously 7-0.

With no more agenda items the next meeting was announced to be at 4 o'clock, on Monday, November 14th, 2022.

Leddy called for a motion adjourn. Motion made by Pillatzki and seconded by Johnson. Motion passes unanimously 7-0.

Board of Adjustment meeting ends at 4:38.

Steve Berkner
Planning and Zoning Administrator
Grant County