



GRANT COUNTY SOUTH DAKOTA
PLANNING AND ZONING OFFICE
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Minutes from Grant County Planning Commission from December 5th, 2022

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

Alternate(s) present: Don Weber, Jeff McCulloch

Others present: Chris Rabe, Gary Lee, Kevin Kouba, Todd Kays (First District by teleconference), and Steve Berkner (Grant County Planning Commission Administrator)

Meeting Date: Monday, December 5th, 2022

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

1. Chairman Leddy calls the Planning Commission meeting to order at 4:00.
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. Leddy asks for a motion to approve the meeting agenda. Motion made by Mach, with a second by Johnson. Motion passes 7-0.
5. Leddy asks for a motion to approve the official minutes from the November 14th Planning Commission meeting. Pillatzki offers a first with a second by Hansen. Motion passes 7-0.
6. Leddy asks for a motion to consider recommending , and open the public hearing for, amending the county's Zoning Ordinance; an ordinance titled, Ordinance 2022-01C AN ORDINANCE ENTITLED, AN ORDINANCE TO AMEND ARTICLE III "ESTABLISHMENT OF DISTRICTS", ADOPTED BY ORDINANCE 2004-01, AS AMENDED, OF THE ZONING ORDINANCE OF GRANT COUNTY, which would reclassify LOT 1 OF BIT INTELLIGENCE, LLC ADDN IN S1/2SW1/4, in Section 13, Township 121, Range 47, West of the 5th Principal Meridian, Grant County, South Dakota. (Big Stone Township) to Commercial/Industrial from Agriculture. Johnson makes a first, followed by a second by Hansen.

Before hearing public testimony Leddy asks Kays to give a “staff report” on the proposed zoning ordinance changes. Kays begins by explaining that a 31.6-acre parcel of land, located near the Big Stone Power Plant and its substation, has asked to be rezoned from Agriculture use to Commercial/Industrial use for a planned Data Processing Center. Kays added that regardless if that use comes to fruition the parcel going forward will be for Commercial/Industrial use only where those uses are defined in the county’s zoning and land use ordinance.

Kays said that a good test for rezoning any property to Commercial/Industrial is that a system of good roads should be in place, which he said is the case for this parcel. Kays also said that due to the high concentration of other Commercial/Industrial parcels in the area, that the zoning change would not be considered “spot zoning” for a particular use not consistent with other properties in the area.

Kays said that neither his office, nor the zoning office, has had any negative feedback from the public concerning the requested zoning change.

In closing Kays reminded the Planning Commission that the motion being considered was only for making a recommendation to the County Commission to approve the zoning change request where regardless of their vote that the Commission may decide differently.

Leddy opened the public hearing asking three times for public comments “for” or “against” the Data Processing Center zoning amendments with no one responding. Leddy closed the public hearing to Planning Commission discussion only.

A brief discussion between Planning Commission members followed with questions to Kays centered around the intended use of property if it is not completed whether it would affect its property tax rate where Kays responded that rate would be determined by the activity that takes place on the property not the planned Data Processing Center if it does not get permitted and/or built.

With no more meaningful discussion Leddy called for a voice vote for the recommendation for the County Commission to grant the request which passed 7-0.

7. With no more items on the agenda a motion was made by Pillatzki and seconded by Seffrood to adjourn the meeting. Motion carries 7-0
8. With no pending actions scheduled for the Planning Commission in the near future Planning Commission members were advised that there may be no January meeting and to look for additional information.

The Planning Commission meeting ended at 4:20.

Steve Berkner
Grant County Planning and Zoning Administrator