



GRANT COUNTY SOUTH DAKOTA  
PLANNING AND ZONING OFFICE  
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**Minutes from the meeting of Grant County Planning Commission  
March 10th, 2025**

**Board of Adjustment members present:** Nancy Johnson, John Seffrood, Tom Pillatzki, James Berg, and Steve Spors.

**Alternate(s) present:** Don Weber, Jeff McCulloch

**Board of Adjustment members absent:** Mark Leddy, Mike Mach

**Others present:** Tim Tyler, Oswald Garcia, Magdiel Garcia, Todd Kays (First District), and Steve Berkner (Grant County Planning Commission Officer)

**Meeting Date:** Monday, March 10th, 2025

**Meeting Time:** 4:00 P.M. In-person in Grant County 4-H Complex.

1. Vice-chairwoman Johnson calls the Planning Commission to order at 4:00.
2. Johnson asks if any commission member has anything to add to the agenda with none being offered.
3. Johnson makes an invitation to any citizen in attendance to ask for time on the Planning Commission Agenda for items not already on the agenda where both Tim Tyler and Oswald Garcia asked to address the commission.

Tyler spoke about what he thought was a need for the county zoning ordinance to consider the needs for privately owned solar panel arrays on residential lots which due to their smaller conforming lot sizes and existing shelterbelts they usually need a set-back variance to accommodate the best position for solar panels.

Kays responded that solar panel arrays are technically considered a structure that requires permitting where it was up to the county to decide if they should be treated differently.

Garcia, who is a co-owner of the Hanson Trailer Court located on a Commercial / Industrial lot along US Highway 12 between Milbank and Big Stone City, that they are interested in a retail license to sell Manufactured Homes from their Manufactured Home Park.

Kays said that Manufactured Home retail sales was not a listed activity for a Commercial Lot in the county and that if it was allowed it would mean amending the zoning ordinance to allow it and by permitting it would also allow multiple permitted uses for the same location which normally is not allowed.

Kays commented that if the county wanted to review both of the requests by Tyler and Garcia that could be done on a future agenda but at a minimum it would take three months to accomplish if the county sought to go ahead with considering the requests.

4. Johnson asks for a motion to approve the agenda, motion by Spors with a second by Pillatzki, Motion passes 7-0.
5. Johnson asks for a motion to approve Planning Commission meeting notes from 1/13/2025, motion by Berg with a second by Spors, Motion passes 7-0.
6. Johnson asked Kays to continue discussion on “Revising County Ordinance Standards in an Agricultural Zone” as requested by the County Commission.

Kays discussion included reviewing GIS maps and charts indicating current residential housing densities in the county which highlighted existing areas that had low, medium and high residential home densities where it was felt by the County Commission that it was necessary to make changes to the county’s zoning ordinance to do two things: 1) reduce the need of set-back variance requests, often related to smaller acre lot sizes, as well as 2) limit residential development in the more rural areas of the county which according to the recently updated County Comprehensive Plan should be reserved for agriculture uses and related activities.

Kay’s discussion drew attention to already existing high density residential housing areas in the county, located mostly within 3 miles of Milbank and the northeast corner of the county, that he said would need to be addressed in any changes to be made to the zoning ordinance to protect their status as conforming lots so they would remain eligible for future residential related development without the need for variances to get a traditional building permit.

Kays said that there would still be a path to create high-density housing in rural areas of the county, but it would be recommended that they be limited to adjacent multiple lot Planned Developments directly neighboring paved roads with their own interior private roads. According to Kays, those Planned Development could also allow smaller lot sizes with narrower side-lot, back-lot and frontage road set-backs.

Kays then reviewed possible ordinance changes that could be amended to address both the reduction of set-back variance requests as well as limit medium and higher density residential development in the more rural areas of the county.

At the conclusion of Kays' comments, he invited Planning Commission questions and discussion on the topic where he said he would prepare possible changes to the zoning ordinance for consideration at the next meeting in April.

7. With no more agenda items Johnson and Kays set the date for the next regular Planning Commission meeting for April 7<sup>th</sup>, one week earlier than normal to accommodate scheduling conflicts. Leddy calls for a motion to adjourn which is made by Seffrood and seconded by Pillatzki. Motion passed 7-0.

Planning Commission meeting ends at 5:17

Steve Berkner  
Grant County Planning and Zoning Administrator