

April 11, 2022

A joint public hearing was held at 4 PM with the Planning Commission. Those members present from the Planning Commission were Mark Leddy, Mike Mach, John Seffrood, Nancy Johnson, Richard Hansen, Jeff McCulloch and James Berg. Alternate Don Weber was also present. The purpose of the joint hearing was to hear public testimony on the proposed Grant County Comprehensive Land Use Plan.

Vice Chairman Mach called the meeting to order of the County Commissioners. Present were Commissioners Buttke, Mach and Tostenson. Commissioner Stengel and Street were absent. Motion by Tostenson and seconded by Buttke to approve the agenda as presented. Motion carried 3-0.

Vice-Chairman Mach opened the joint public hearing on behalf of the Commission and asked for a motion and a second to approve the plan. Motion by Tostenson and seconded by Buttke to approve the Grant County Comprehensive Land Use Plan.

Planning Commission Chairman Mark Leddy asked Todd Kays, Executive Director of First District to provide an overview of the Comprehensive Land Use Plan.

Kays explained that he has been working with the Planning Commission for over a year on reviewing and considering updates in the plan. The current land use plan was approved in 2004. SDCL 11-2-14 refers to the development of a land use plan. The purpose of the plan is to facilitate the decision-making policies for making land use decisions. It is a policy and guideline to identify where and how development in the unincorporated areas of Grant County should occur. The development of planning policies and a future land use maps were undertaken to establish the basis on which future land development would take place. The plan's purpose is to enhance economic development, minimize land use conflict, and protect natural resources.

The future land use plan identifies areas where future growth and accompanying type of land usage should be encouraged. The future land use maps noted four individual land use development categories. These included Urban Development Areas, Rural Development Areas, Areas of Development Transition, and Areas of Development Limitation.

The public hearing was opened by Planning Commission Chairman Mark Leddy. There were not any members of the public present to offer any comments.

With no public comment, Leddy closed the public portion of the joint hearing on behalf of the Planning Commission. Vice-Chairman Mach closed the public portion of the joint hearing for the County Commissioners.

Planning Commission Chairman Leddy stated now is the time for the two boards to begin their discussion.

Zoning Officer Berkner stated he had been tasked with writing a statement recognizing the historical smaller lot sizes in the area around Milbank and the other towns. Commissioner Tostenson remarked it is important to recognize where the historical record of land development has taken place in the past, as well as plan the direction for the future. He requested language be included on page 13 of the land use plan reflecting the historical land development of the past and the rights of these developments. Proposed language was read by Zoning Officer Berkner, will be word smithed by Todd and added to the final plan. Commissioner Tostenson expressed his and the Commission's appreciation to Todd and the Planning Commission for their time and effort spent on the plan update. Planning Commission Chairman Leddy asked if the current planned developments and the future planned developments would have different setbacks and requirements so variances would not need to be done in the future. Todd responded this will be part of the next phase of updating the zoning ordinance.

The Planning Commission approved a motion to send the Grant County Land Use Plan to the County Commission with the addition of a statement on the historical record of land development.

Vice-Chairman Mach stated the Board of County Commissioners has received the recommendation from the Planning Commission and requested Auditor Layher to restate the motion and proposed resolution regarding the Land Use Plan.

RESOLUTION 2022-04

**A RESOLUTION ADOPTING THE COMPREHENSIVE LAND USE PLAN
FOR GRANT COUNTY, AS PROVIDED FOR IN SDCL 11-2**

WHEREAS, Chapter 11-2 of South Dakota Codified Law has empowered the Planning Commission and Board of County Commissioners of Grant County to

prepare a Comprehensive Land Use Plan for the development of the unincorporated areas of Grant County; and

WHEREAS, the Grant County Planning Commission has developed a Comprehensive Land Use Plan, has held the required Public Hearing, and has made a recommendation for adoption of the Plan to the Board of County Commissioners; and

WHEREAS, the Grant County Board of County Commissioners has received the recommendation of the Planning Commission and has held the required Public Hearing; and

WHEREAS, the adoption of the Comprehensive Land Use Plan would enhance the responsible development of Grant County.

NOW, THEREFORE, BE IT RESOLVED by the Grant County Board of County Commissioners that the Comprehensive Land Use Plan for Grant County be hereby adopted and effective upon 20 days after publication of this resolution.

Michael J. Mach, Vice-Chairman
County Board of Commissioners

ATTEST:

Karen Layher
Grant County Auditor

Vice-Chairman Mach called for a roll call vote for the motion on the floor to adopt the Comprehensive Land Use Plan. Buttke aye, Tostenson aye and Mach aye. Motion carried 3-0. The Grant County Comprehensive Land Use Plan will be available at the Auditor's office and the County's website.

It is the policy of Grant County, South Dakota, not to discriminate against the handicapped in employment or the provision of service.

The next scheduled meeting dates will be April 19 and May 3 and 17, 2022 at 8 AM. Motion by Buttke and seconded by Tostenson to adjourn the meeting. Motion carried 3-0. Meeting adjourned.