



GRANT COUNTY SOUTH DAKOTA  
PLANNING AND ZONING OFFICE  
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## **Minutes for the meeting of Grant County Board of Adjustment**

**Members present:** Tom Adler Tom Pillatzki Mike Mach Mark Leddy Richard Hansen Nancy Johnson

**Alternates:** Don Weber Jeff McCulloch

**Members absent:** Bob Spartz

**Staff Present:** Krista Atyeo-Gortmaker, Todd Kays

**Others present:** Chuck Andrews Tim Waldner

Agenda for the meeting of Grant County Board of Adjustment/Planning Commission.

**Meeting Date:** Tuesday, July 9, 2019

**Meeting Time:** 4:00 P.M. Court House Court Room- 3<sup>rd</sup> Floor

1. **Call Meeting of the Board of Adjustment to Order** by Johnson at 4:05 pm.
2. Items to be added to agenda by Board Members or Staff. none
3. Invitation for citizens to schedule time on the Board of Adjustment Agenda for an item not listed. (5 minutes maximum time) none
4. Approval of Agenda Motion by Adler second by Pillatzki carries 6-0.
5. Approval of Minutes: June 10, 2019 Motion by Mach second by Hansen carries 6-0.
6. Disclosure of Conflicts/ Ex Parte Communication- none reported and McCulloch was seated at 4:10.
7. Matters for Board discussion/ staff report
  - a. A Conditional Use Permit, CUP06102019A, Pursuant to Section 1101.03.4 Conditional Uses – “Sand, gravel or quarry operation; Mineral exploration and extraction; Rock crushers, concrete and asphalt mixing plants”. The applicants, Wm. D. Scepaniak, Inc and Terry Lindberg are requesting a conditional use permit to operate a gravel pit. Motion to approve by Pillatzki second by Mach

Kays read the staff report for the board consideration. Pillatzki asked if there would be any reclamation and Kays reports that would it not be binding for the new permit holder. Applicant was given 10 minutes to present the permit request. Chuck Andrews stated they were under contract with Blattner to haul 70 to 100,000 tons of gravel and in the explorations they did not find any ground water on the premise. They would be mining off to the right of the open mine to the clay ridge and look to start 1 month from permit issuance. They have no intention of reclaiming the prior mined area because they were not using that portion of the mine. Dust control is handled by themselves and is a number one priority of Blattner Construction with a constant water truck or more if necessary. The only area of gravel is within the mine driveway itself. They plan to stockpile and be complete in 3 months with 300,000 tons by November in an aggressive schedule. A D8 and D9 Cat Dozer is on site and completes reclamation after material pushing and crushers have been relocated to a new area. They plan to maintain the pit floor at the depth it is now. Highway Superintendent and Blattner have secured the haul road agreements.

Johnson called the Proponent and Opponent testimony 3 times each and no one appeared to speak. Pillatzki asked if there was more dust control measures needed. Kays stated

what they have reported meets and exceeds the requirements. Johnson closed the public hearing. Kays read the questions for the Findings of Fact and there were no denials for consent by the board. Johnson states the motion and calls for a roll call vote of yes to approve the permit: Adler-yes Pillatzki-yes Hansen-yes Mach-yes Leddy-yes McCulloch-yes Johnson-yes. The permit passes unanimously for approval to allow the gravel pit.

- b. A Conditional Use Permit, CUP06192019B, Pursuant to Section 1101.03.18 Conditional Uses – “Home Extended Business”. The applicant, Blue Sky Hutterite Brethren, is requesting a conditional use permit to operate a welding and repair shop in the SW ¼ of section of Section 24-119-47.

Motion by Hansen second by Mach to approve the request. Johnson opens the hearing with Kays reading the staff report for the request of a home extended occupation for a welding and repair shop. Johnson asked the applicant if they would like to take the 10 minutes allotted to present more information. Tim Waldner reported the staff report to be accurate and he had nothing more to add. Johnson calls proponent and opponent testimony 3 times each with no one reporting to speak to the board. Johnson closed the hearing at 4:35 pm. Discussion by the board was open at this time.

Pillatzki asked if this was welding with painting and sandblasting for a specific fabrication and Waldner answered this was for ag based equipment repair for machinery and trucks, etc and there would not be storage outside. Kays asked the applicant if there started to be more outside storage would they object to be required to screen the area and Waldner stated there would be no objection to this request. Mach asked about paint thinner and fumes and Waldner states the building has a filter system and requirements for removal and disposal for all of these items at regular intervals. Pillatzki asked for a haul road agreement to be placed on the area roads for the township and the county and made a motion to include this condition with a second from McCulloch.

Kays read the Findings of Fact for the permit and the Board of Adjustment consideration with no one in disagreement. Johnson calls for roll call on the motion to approve the permit for the welding and repair shop. A vote yes to approve with the condition by: Adler-yes Pillatzki-yes Hansen-yes McCulloch-yes Leddy-yes Mach-yes Johnson-yes in a unanimous approval of the welding and repair shop.

8. Address to the Board of Adjustment
9. Next meeting: 2nd Monday of each month, unless otherwise scheduled and published.  
August 12, 2019 noted.
10. Executive Session (if necessary) none
11. Adjourn as the Grant County Board of Adjustment Motion by Mach second by Pillatzki carries 7-0.

Krista Atyeo-Gortmaker  
Planning and Zoning Officer  
Grant County