



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 Bob Spartz

Alternates: Don Weber Jeff McCulloch

Members absent:

Staff Present: Krista Atyeo-Gortmaker

Others present: Bruce Buescher Jay Gilbertson

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

Meeting Date: Monday, September 9, 2019

Meeting Time: 4:00 P.M. Court House Basement

- 1. Call Meeting of the Board of Adjustment to Order by Chair Johnson at 4:00 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 Spartz carries 7-0
5. Approval of Minutes: July 9, 2019 Motion by Mach second by Hansen carries 7-0.
Correction in grammar added to the “would”.
6. Disclosure of Conflicts/ Ex Parte Communication Mach asked to be recused as an employee of Ottetail. McCulloch was seated in his place.
7. Matters for Board discussion/ staff report
 - a. A Conditional Use Permit, CUP08122019A, Pursuant to Section 1101.03: Conditional Uses in the “A” Agricultural Zoning District #14 Public Utility/Service Structure, the applicant, Ottetail Power Company, is requesting to construct a substation. Ottetail Power Addition Lot 1 in the NE ¼ NE ¼ in Section 22 Township 118 Range 48 West of the 5th p.m. Grant County, South Dakota.

Applicant was not present for the request of the CUP of the substation. Atyeo-Gortmaker read the staff report. Johnson opened the hearing by calling 3 times each for proponent and opponent testimony with no one reporting. Leddy made a motion to approve the CUP with a 2x3 sign size maximum on the facility and that the plat is approved at the Planning Commission level and beyond for recording and this was seconded by Pillatzki. Roll call vote shows unanimous approval.

Mach was reseated to the table for this item and McCulloch returned to alternate.

- b. A Conditional Use Permit, CUP08062019A, Pursuant to Section 1101.03.18 Conditional Uses – “Home Extended Business”. The applicant, Bruce Buescher, is requesting a conditional use permit to operate a small engine repair shop. Trapp’s 1st Addition in the W½, SE¼ & Ex Lot H2 in Section 6 Township 120 Range 49 West of the 5th p.m. Grant County, South Dakota.

Approval of the permit was made on motion by Spartz and second by Mach. The staff report was read by Atyeo-Gortmaker. At this time the applicant presented the plan for the repair shop to be built up as a retirement income for fixing other people’s small equipment. He states he may have 1 nephew that would work out there and not be open during the winter until snow removal could be done more timely. He hopes to complete projects and not have to keep a bunch of clutter and if he did it would be housed

inside. It will take him a year to become established and be income producing. The average size would be lawn tractors and snowblowers but not antique tractor size.

The hearing was called for proponent and opponent testimony 3 times each with no one appearing to speak. The hearing was closed and opened for board discussion. Leddy asked if there would be a fence or a screen condition placed. Buescher agreed that a lean to could be built to house anything that wasn't able to be stored inside.

Johnson called for the vote of approval for the small engine repair as requested with the addition of the condition of: Items waiting for repair or other salvage parts shall be screened from public routes. Unanimous vote of approval with condition.

c. Open

1. Address to the Board of Adjustment
2. Next meeting: 2nd Monday of each month, unless otherwise scheduled and published.
October 21, 2019
3. Executive Session (if necessary)
4. Adjourn as the Grant County Board of Adjustment

Krista Atyeo-Gortmaker
Planning and Zoning Officer
Grant County