



GRANT COUNTY SOUTH DAKOTA
PLANNING AND ZONING OFFICE
210 East 5th Avenue
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Minutes for the meeting of Grant County Planning Commission

Members present: Tom Adler Mike Mach Richard Hansen Bob Spartz Tom Pillatzki Nancy Johnson

Alternates Present: Don Weber Jeff McCulloch

Members absent: Mark Leddy

Others present: Bill Tostenson Dave Lau Scott Jansen

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

Meeting Date: Tuesday, March 10, 2020

Meeting Time: 4:00 P.M. Court House Commissioner room

1. **Call Meeting of the Planning Commission to Order** by Johnson-Vice-Chair at 4pm.
2. Items to be added to agenda by Board Members or Staff- Solar and legislative updates
3. Invitation for citizens to schedule time on the Planning Commission Agenda for an item not listed. (5 minutes maximum time) -none
4. Approval of Agenda- Motion by Mach second by Pillatzki carries 6-0.
5. Approval of Minutes:
 - a. February 10, 2020 Motion by Adler second by Mach carries 6-0.
6. Plat-
 - a. Jeanette M. McClintick & Steven R. Jurgens, Successor Co-Trustees of the Robert L. Jurgens Revocable Trust as owners, have requested the plat of Lot 1 Jurgens and Milbank Airport Addition in Government Lots 3 and 4 all in the N1/2 NW1/4 of Section 3 Township 120 North Range 48 West of the 5th P.M., Grant County, South Dakota. (Alban Township) Motion by Hansen second by Spartz carries 6-0.
7. Open address to Planning Commission -none
8. Matters for Board Discussion/Staff Report
 - a. Campground Ordinance ORDINANCE 2020-01

AN ORDINANCE AMENDING GRANT COUNTY ORDINANCE #2004-1, AN ORDINANCE ESTABLISHING ZONING REGULATIONS FOR GRANT COUNTY, SOUTH DAKOTA, AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT, AND AMENDMENT THEREOF, IN ACCORDANCE WITH THE PROVISIONS OF CHAPTERS 11-2, 1967 SDCL, AND AMENDMENTS THEREOF, AND FOR THE REPEAL OF ALL RESOLUTIONS AND ORDINANCES IN CONFLICT THEREWITH.

At 4:10 pm Johnson opened the hearing by calling Todd Kays of First District to present the actionable items and the timeline of creation and discussions for this ordinance to this point of recommendation to the County Commissioners for adoption. Johnson then called for the Opponent testimony three times with no one appearing and then Proponent testimony was called three times with no one appearing. Johnson called for a motion. Motion was made by Mach to approve and recommend to the County Commissioner's as noticed and published for this ordinance. Second by Adler. A roll call vote was unanimous for the Mach motion. No further discussion was had.

At 4:15 Kays led a discussion for the Solar Ordinance as the 2 proposals were blended and the discussion involved questions about size and acres for mega wattage, visual impacts, other South Dakota projects, Solar rights/ property rights for landowners versus lease agreements, footprints, permit life, life of solar equipment, volatility of equipment now and in

decommission, setbacks/buffers/fences, PUC standards, economics of scale, roads, taxing by nameplate, property values and non-participant landowner benefits. No action was taken at this time but the consensus of the Commission would be to move forward to adoption of the ordinance.

Kays updated the board on SB 157 that will be effective July 1, 2020 if completed in legislation by the Senate concurrence this session.

9. Next meetings:

Regular meeting: Monday, April 13, 2020

10. Executive Session (if necessary) none

11. Adjourn as the Grant County Planning Commission Motion by Adler second by Mach carries 6-0.

Krista Atyeo-Gortmaker
Planning and Zoning Officer
Grant County