



Minutes for the meeting of Grant County Planning Commission

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

Members absent: Bob Spartz

Others present: Todd Kays Cheryl Pauli Jerry Pauli Jacqueline Adolph Mike Adolph James Arten

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- 3rd Floor

1. **Call Meeting of the Planning Commission to Order** by Johnson at 4:47 pm.
2. Items to be added to agenda by Board Members or Staff- none
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 Hansen carries 6-0.
5. Approval of Minutes:
 - a. June 10, 2019 Motion by Mach second by Pillatzki with correction on the agenda to the date of the minutes corrected to June 10th carries 6-0.
6. Plat
 - a. James A & Donna J Arten, owners, request the plat of the S1/2SE1/4 of Section 5, Township 121 North, Range 51 West of the 5th P.M., Grant County, South Dakota. (Farmington Township) Motion by Pillatzki second by Leddy carries 6-0.
 - b. Jerald M and Cheryl A Pauli, joint tenants with right of survivorship, owners of the SE1/4 of Section 18, Township 120 North, Range 49 West of the 5th P.M., Grant County, South Dakota. (Grant Center Township) Motion by Hansen second by Mach carries 6-0.
 - c. Barth & Geraldine Adolph, owners of Lots 1 & 2, Adolph's 1st Addition, located in Government lots 5 & 6, SE1/4NW1/4 & NE1/4SW1/4 of Section 6, Township 120 North, Range 51 West of the 5th P.M., Grant County, South Dakota. (Lura Township) Motion by Mach second by Adler carries 6-0.
7. Open address to Planning Commission -none
8. Matters for Board Discussion/Staff Report
 - a. Land Uses: Atyeo-Gortmaker informed the Planning Commission that there had been several recent requests to locate certain land uses not listed in the zoning ordinance. She further stated that Staff was looking for direction regarding these uses and whether the Planning Commission would want to forward a zoning amendment request to the Board of County Commissioners to begin the ordinance amendment process.

Auto Sales: A request was made by a landowner to relocate his auto sales business to his home location in the county. This use is currently not allowed in the Agricultural zone but could be allowed with an amendment to the Home extended Business Section of the Ordinance.

After discussion with Kays and Atyeo-Gortmaker, the Planning Commission expressed no interest in pursuing an amendment to the ordinance expanding the “Home Extended Business” use to include vehicle sales. The general consent of the Commissioners was to keep this type of business in the city limits and to only promote Extended Home Businesses in the agricultural district which have an agricultural basis.

Multiple Family dwellings in the Agricultural Zone including “Group Home”, “Multiple Family Dwellings”, Assisted Living Centers”, etc.: Staff informed the Planning Commission that there had been a request for an individual to use a residence to accommodate up to 12 non-family members to reside with minimal care given in a home style/family structure. Staff further stated that nowhere in the ordinance are multiple family dwellings of any kind are allowed in the Agricultural Zone.

After discussion with Kays and Atyeo-Gortmaker, it was the general consent of the Commission that there should be no amendment to zoning ordinance which would allow group homes, assisted living centers or any multiple family dwellings outside of a municipality. Specific to group homes/assisted living centers, the Commission felt that rural siting of these uses would create issues for health and safety of residents to have emergency ambulance care and secondly the need for road access for these essential services 24 hours throughout the year would be an added pressure placed on townships and county services.

9. Next meetings:
 - a. Regular meeting: Monday- August 12, 2019-noted
10. Executive Session (if necessary)-none
11. Adjourn as the Grant County Planning Commission Motion by Mach second by Leddy carries 6-0.

Krista Atyeo-Gortmaker
Planning and Zoning Officer
Grant County