



GRANT COUNTY SOUTH DAKOTA
PLANNING AND ZONING OFFICE
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Minutes for the meeting of Grant County Planning Commission

Members present: Mark Leddy Mike Mach Richard Hansen Tom Pillatzki Nancy Johnson Bob Spartz(phone) John Seffrood Krista Atyeo-Gortmaker

Members absent:

Others present: Don Weber Jeff McCulloch (zoom)

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

Meeting Date: Tuesday, October 13, 2020

Meeting Time: 10:00 A.M. In-person at Commissioners Room-2nd Floor courthouse

Krista Atyeo-Gortmaker is inviting you to a scheduled Zoom meeting.

<https://us04web.zoom.us/j/2821488639?pwd=cGNheFNXL3dReINIQ2lQQU51S3VaZz09>

Meeting ID: 282 148 8639

Passcode: 6qYSdV

1. **Call Meeting of the Planning Commission to Order** at 10 am by Chair Leddy.
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 Johnson second by Pillatzki carries 6-0 unanimously.
 - a. A Welcome to new member John Seffrood.
 - b. A moment of silence shared for the memory of Tom Adler.
5. Approval of Minutes:
 - a. September 14, 2020 Motion by Hanson second by Johnson carries 6-0.
6. Plat-
 - a. Calvin & Linda Moser, owners of the West 1260 ft of the NW1/4, Section 15, Township120 North, Range 48 West of the 5th P.M., Grant County, South Dakota to become Lots 1, 2 and 3 of Moser Farm Addition.(Alban Township) Motion by Mach second by Johnson carries 6-0.
 - b. Daniel B Leddy, owner of the W1/2E1/2 and the E1/2W1/2; and government lots 1,2,3 and 4, except lot 1 of Leddy Farm Addition, Located in Government Lots 2, 3, and 4, All in Section 18, Township119 North, Range 49 West of the 5th P.M., in Grant County, South Dakota to become Lots 1, 2 and 3 of Dan Leddy Addition. (Madison Township) Motion by Mach second by Hanson carries 6-0.
7. Open address to Planning Commission
8. Matters for Board Discussion/Staff Report
 - a. Solar Ordinance- Completed the hearing process and will be effective October 20, 2020.
 - b. Comprehensive Land Use Plan- discussion to focus on pages 24 – 33. Correction made by Leddy to include page 22 as well.

Leddy began the discussion by telling the board the funds that were unused by the BOA that were allocated to be used for staff reporting and services will be budgeted for the Comprehensive Land Use rewrite and will begin in November.

The goals and vision of the plan are shown through the population trends that are pretty accurate. Grant County hit it's peak population in 1920 at 10880 and 100 years ago. Milbank hit it's peak in 1980 with 4120 and in 2010 we were at 3353. The 2019 census predications show Grant County at 7052 and Milbank at 3154. In 2004 when the comprehensive land use plan was written the projection was made for Grant County to be at 7021 and Milbank at 3151.

The future land use purpose did not show wind energy as an option at the time of writing Ottertail, in 20 years from now may be gone or converted. What are the impacts of those taxes that are paid. 1.2 million annually with plat at 70% of that and transmission taking up the rest of the valuation.

Karen Layher will be invited to a future meeting to share the estimate for the wind turbines and give an update. Solar and wind taxes that are paid to the state and what would be the county portion. These are split for county and used to pay the townships and schools. There are 2 taxes collected which are for the value of the tower and the power generated by the tower. A question was raised for the increase in value of the land with towers on them and if that has been an effect as of yet. This should show a flow through with value of rental lands.

Impacts will be seen in population trends and the forecasts are close. Wind is a new part with the disappearance of coal. Ottertail may not be as lucrative as now but have plans.

Other things to think about from the board: Mach feels Ag Community are the huge business but there won't be another Valley Queen. The businesses will be smaller and work from home but there are more options available. Johnson felt internet services could hinder that growth in the rural areas. George Smith and Ardelle Nelson were instrumental getting the T1 brought to State Auto and encouraging rural area providers. Natural gas is coming in for large factory installs only going forward. Rural Water has gaps in serving areas and may not be available in certain places. Remote work and development of 5 G and fiberoptics for a corporate America that isn't going to go back to the way it was. Hanson pointed out-Just look at what happened to the traffic during COVID; there weren't cars at the stop light because everyone was working from home. Johnson states, the mining industry seems to be doing well but the granite, where will they be?

Certain areas of the county could be encouraging targeted growth and that would allow for better growth and ITC and rural water could make plans for that type of growth to not be so taxing on the infrastructure. Leddy concludes by stating there is a disconnect from the comprehensive land use to the zoning and on or the other needs changes and when it is done there will be direction to the zoning more in line or we will know what needs to change in the zoning ordinance to be better aligned.

9. Next meetings:

Regular meeting: Monday, November 9, 2020

10. Executive Session (if necessary) at 11 am Mach and Leddy asked for an executive session to discuss personnel issues. A motion was called for and made by Johnson and seconded by Mach. No action was taken after the chair adjourned the session.

11. Adjourn as the Grant County Planning Commission Motion by Pillatzki and second by Hanson to adjourn.

This was the final meeting of Atyeo-Gortmaker and even though I didn't get the chance to address the board, I wish to give my thanks to every board member past and present for their dedication to Grant County. The decisions have not always been easy and the discussion has been lively at times but as your Zoning Officer I am proud of the open mindedness that went into these decisions as you look to the future for everyone not just a small faction of special interests. Keep up the good work...until we meet again. ~Blessings- Krista.

Krista Atyeo-Gortmaker
Planning and Zoning Officer
Grant County