



GRANT COUNTY SOUTH DAKOTA
PLANNING AND ZONING OFFICE
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Minutes for the meeting of Grant County Planning and Zoning/Board of Adjustment.

Members present: Nancy Johnson Mike Mach Tom Pillatzki Tom Adler Gary Lindeman Lori Brandt Richard Hansen

Alternates present:

Members absent:

Others present: Melissa Schmit, Craig Swenson, Jay Hesse

Meeting Date: Tuesday, July 12, 2016

Meeting Time: 4:30 P.M.

1. Call Meeting to Order by Johnson at 4:30
2. Reading of Grant County Board of Adjustment Procedural and Rules of Conduct
3. Approval of Minutes: Tuesday, June 14, 2016 Motion by Adler second by Lindeman carries 7-0.
4. Plat Approvals
 - a. St Peter Mobile Homes, Inc., owner has requested the plat of Lots 18A & 18B of Berens' Subdivision in the NE1/4 of Section 8, Township 120 North, Range 48 West of the 5th PM, Grant County. (Alban Township) Motion by Brandt second by Pillatzki. Mach followed up with comments about the grant project based upon his conversations on the County Commission. Vote carries 7-0.
5. Conditional Use/Variance Requests/Rezoning
6. New Business

- a. Geronimo Wind presentation

Representatives from the Cattle Ridge project were here to present the project and establish a relationship for future work with the wind energy development along 155th St in Grant County. They handed out reference material for the board and talked about how the company got started in SW MN by a farmer who could infuse the industry with Ag appreciation as he built wind energy. Prairie Rose, 20 years ago was his first with 10 turbines on a section. Currently, they have 7 projects being built for about 1500 megawatts which equates to about 750 turbines.

At this time it was opened for questions from the board: Turbine decommissioning is handled jointly with County and SD PUC where the wind owner takes back the land to original, due diligence is used to measure wind, acquire land and develop in a partnership with an energy buyer and partner owners/ investors. There are partner investors because a utility cannot own a wind farm energy production facility. There are Production Tax Credits where the owner has a lower tax by 2.2 cents per kilowatt for 10 years as an incentive. These are currently being phased out on a 5 year plan. Compensation to landowners is handled on a wind tower size and acreage within the footprint regardless of turbine placement. With a turbine it could be upwards of \$7-9000 annually with a 2% escalator for the .6-.7 acre use. Landowners also get a megawatt payment for the capacity of the wind energy not the production and all towers pay the same.

Craig presented the "why here" for 3 factors: 1. wind 2. receptive landowners with 13000 acres already signed up 3. transmission capacity besides the 15-16 foot road to the turbine there are no restrictions except to wind breaks such as trees or buildings. If someone wanted to build a home within the turbine distance they could obtain a waiver within the setback but all other setbacks need to be honored and are strictly monitored for waterfowl production and US fish & wildlife easements for each specific property according to agency based setbacks. Archaeological and native grasslands, etc drive the design plans for resources after the environmental surveys and they must agree to certain conditions. The towers are lit according to FAA guidelines for safety.

Prairie Rose Wind took 6 years to come online with Excel Energy but in 2008 Miso demand went down and the stock market crashed which slowed down the building. The plan for Cattle Ridge is to be building in 2017 and running by 2018 with large scale transmission to MISO. They run on their own lines above ground because that is where there is space but don't

run in larger lines together with other wind energy because it is the competition and they may not be running on the same timeframes to invest in the building of the path. The size of the line to the sub will be 345 kV of steel construction towers at 100 ft height. Not all are buried because of the size for heat and space in the corridor. They sometimes will pay a utility to bury their line so they can open overhead space for their lines.

They explained the economics to the county handout and highlighted the taxes being 100 % local for 5 years and after that they are split out for teacher pay initiative. They also donate to the community fund and develop a local board to allow residents outside the project area.

b. Information presented First District- Todd Kays County Commissioner's July 5, 2016 Discussion about the forms that will be designed and available in September will be completed by Todd Kays and Mark Reedstrom. There will be a separate form for each type of CAFO.

7. Old Business
8. Unfinished Business
9. Next meetings:
 - a. Regular meeting: Tuesday, August 9, 2016 4:30 pm
10. Adjournment Motion by Brandt second by Hansen carries 7-0.

Krista Atyeo-Gortmaker
Planning and Zoning Officer
Grant County