



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: Karen Layher Nancy Fosheim Richard Hentges Joe Frevert David Hicks

Meeting Date: Tuesday, June 14, 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, May 10, 2016 Motion by Brandt Second by Mach carries 7-0.
4. Plat Approvals
 - a. Paul B. & Lori L. Nelson, owners, request the replat of Lot 6, Paul & Lori Nelson Subdivision with vacation of Lot 5 in the S1/2 of the NE1/4 of Section 7, Township 118 North, Range 49 West of the 5th P.M., Grant County, South Dakota. (Georgia Township) Motion by Mach second by Lindeman carries 7-0.
 - b. Nancy K. & Sidney J. Fosheim, owners, request the plat of Fosheim Addition from the NE1/4 less Lot H-2 of Section 12, Township 120 North, Range 50 West of the 5th P.M., Grant County, South Dakota. (Twin Brooks Township) Motion by Adler second by Hansen carries 7-0.
5. Conditional Use/Variance Requests/Rezoning
 - a. Permit No. VAR05182016A, Richard Hentges, Owner of Lot 1 of Outlot A in NW1/4 of Section 25, Township 121, Range 48 of the 5th Principal Meridian, Grant County, South Dakota. (Melrose Township) The request, if granted, would, allow planting of 3 rows of trees on the North and west side of the lot approximately 12 feet from the property line and vacated road #146 St for wind and snow protection. A request is also being made for the relaxation of the written permission rule for the establishment of a shelterbelt from the adjoining landowner which has been unattainable. The request of permission would include conditions that trees would be groomed to not encroach upon farming operations in trade for non-complaint if a tree is overcome by unintentional spraying or burning by the adjoining landowner. Hansen made a motion to allow the trees and place the conditions as listed in the hearing notice. Pillatzki seconded. Lindeman asked 3 questions: 1. Explanation of setbacks to the highway- Hentges explained he had called them and they stated there were no setbacks to the highway. 2. Does the golfcourse need to sign off- no, because they are not the adjoining landowner 3. Why Russian Olives? After the discussion the motion passed 6-0 with Lindeman abstaining for reasons of not having enough information about the adjoining landowner to the east- Peters.
 - b. Permit No. VAR05232016B, Dave Hicks, Applicant in Lots 1&2 Hick's Kilborn Subdivision of Section 35, Township 121, Range 49 of the 5th Principal Meridian, Grant County, South Dakota. (Kilborn Township) The request, if granted, would, allow the placement of 4 rows of trees 14 feet from the west & North property line. Motion by Brandt second by Mach carries 7-0.
 - c. Permit No. VAR05242016A, Joseph Frevert, Applicant in Lot 2A of Subdivision of Lot 2 Schumacher's Subdivision Section 33, Township 121, Range 47 of the 5th Principal Meridian, Grant County, South Dakota. (Big Stone Township) The request, if granted, would, allow the placement of 1 ¼ row of evergreens as a replacement to be 72 feet from the ROW along 482nd Ave. Motion by Pillatzki second by Brandt carries 7-0.
 - d. Permit No. VAR05252016A, Corey & Mark Amdahl, SW ¼ Section 35, Township 121, Range 52 of the 5th Principal Meridian, Grant County, South Dakota. (Blooming Valley Township) The request, if granted, would, allow the placement of 6 rows of shelterbelt variety to be 55 feet from the COR of 453rd Ave and to be 12 feet or more from the property line setback of their own adjoining property around the boundary of the CAFO. Motion by Mach seconded by Lindeman carries 7-0.
6. New Business
 - a. Election results- Adopted new regulations which are effective June 10, 2016.

Board Members are starting to hear from concerned landowners about the vesting process and how all of that is going to be done and when they will have to do that. After a discussion about the new processes that are being developed it was assigned that they are the

eyes and ears for the community and the scenarios should be kept and passed forward as a focus groups will be used to update administrative forms.

7. Old Business
 - a. Update to question about site that needs cleaning up. Already doing cleanup through another entity.
8. Unfinished Business
9. Next meetings:
 - a. Regular meeting: Tuesday, July 12, 2016 4:30 pm
10. Adjournment Motion by Mach second by Brandt carries 7-0.

Krista Atyeo-Gortmaker
Planning and Zoning Officer
Grant County