



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: Mike Mach Bob Spartz Tom Adler Tom Pillatzki in at 4:20 Gary Lindeman Nancy Johnson

Alternates present: Don Weber at 4:45 after jury duty

Members absent: Richard Hansen

Others present: Greg Hammer Andrew Wollschlager Mark Erdahl Brian Friedrichsen Holli Seehafer Tom Wollschlager Gerhard ter Denge

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

Meeting Date: September 11, 2017 Meeting Time: 4:00 P.M. The Court House Basement

1. Call Meeting of the Planning & Zoning to Order by Chair Johnson at 4:17 pm
2. Approval of Minutes:
 - a. Monday, August 14, 2017 Motion to accept minutes as written by Adler second by Lindeman carries 5-0.
3. Plat Approvals
 - a. Linda R Kieffer & Diane K Schirber, owners, request the plat of Lot1, Bohn Farm Addition in the SE1/4 of Section 36, Township 119 North, Range 50 West of the 5th P.M., Grant County, South Dakota. (Stockholm Township) Motion by Mach second by Spartz carries 6-0 to approve the plat.
4. Adjourn as the Grant County Planning & Zoning Board

Call Meeting of the Grant County Board of Adjustment to Order

5. Variance request for Permit No. VAR08152017, Rhonda Fousek, Owner/Applicant of N1/2 NW1/4 (AKA N1/2 Govt Lt1) of Section 18, Township 118, Range 49 of the 5th Principal Meridian, Grant County, South Dakota. (Georgia Township) The request, if granted, would, allow the planting of 3 row shelterbelt of shrubs and evergreens approximately 15 feet from lot line between Section 7&18 and to begin 50 feet from 472nd Ave.
Johnson opened the hearing for the presentation of the variance and Spartz pointed out that this was a section line and he felt 15 ft would be too close to the road bed if it was ever to be built. After discussion the motion was made by Pillatzki to approve the variance request as is but the landowner will be notified as a condition of the variance she would need to remove the outside row of lilacs at her own expense if a road was to be built on the section line between 7 & 18. Seconded by Spartz. Motion carries 6-0.
6. Permit No. CUP08282017A, by Gerhard terDenge, Owner of 47536 US Hwy 12, Milbank SD 57252 requests the CUP for the property on 15253 476th Ave of Section 27, Township 120, Range 49 of the 5th Principal Meridian, Grant County, South Dakota. (Grant Center Township) The request, if granted, would, allow the landowner to place mobile homes on the acreage with a maximum of 15 dwellings on the parcel.
ter Denge presented that he would like to add trailer housing to his existing site for additional workers and manure pumpers that need a place to stay while working at the dairy. He currently has 30 employees and their families and the site is supplied water by rural water. Johnson called for those opposed 3 times and for those in favor 3 times with no one reporting. Motion by Lindeman second by Pillatzki carries 6-0.
Don Weber reports to meeting following jury duty at 4:45. Points out issue with the P&Z Board plat having the wrong street pictured to the South of the property. Atyeo-Gortmaker will have this corrected prior to the Commissioner meeting September 22.
7. Conditional Use Permit No. CAFO08282017 by A Wollschlager, LLC, Owner, and Andrew Wollschlager, Applicant of 320 13th St SW, Watertown SD 57201, located in SE1/4 Section 24 Township 118 Range 50 West of the 5th P.M., Grant County, South Dakota (Troy Township) consider a new Concentrated Animal Feeding Operation Application for a Class E Swine facility with 2400 head over 55 lbs.
Dakota Environmental, Brian Friedrichsen presented the information as prepared for A Wollschlager, LLC and states that it follows all DENR materials and designs as set forth in South Dakota. Friedrichsen guided the

board through the books and explained the narrative while handing out the new information on the letter that contained the fly and odor management from this book.

Johnson opened the discussion to those in favor: Mark Erdahl a feed nutritionist for 6-7 years supported Wollschlager and his past practices in animal husbandry and could answer questions about water and food intake if needed. Greg Hammer from Rock Valley works with the sow unit in Watertown as a nutritionist and also supports the management of Wollschlagers at this site. Johnson called for additional testimony in favor 3 times and then asked for opposition 3 times with no one appearing.

Johnson closed the public testimony and opened board discussion and questions. Spartz asked about the well acrossed the road and Wollschlager stated he hasn't used it atleast since 1983 as he is on rural water. Lindeman asked for the Wollschlagers to point to other cafo's in the area and give the numbers. Tom Wollschlager states he has 1000 head of hogs or 400 animal units and 400 head of cattle which is 400 animal units. At the second site he currently has 3 to 400 head of cattle. Pillatzki asked about tree plantings being addressed in the proposal- no. The nutrient management plan contains assumed values because crop is still on so middle of the road phosphorous levels were used for evaluation of acres. This will be completed after crop is off and then annually as a requirement. There is drain tile on some of the land in this plan but Wollschlagers have 3 sections in a row to use for nutrients. Spartz also acknowledged the plan included 24 hour incorporation but some of it would be on alfalfa and Wollschlger answers that the alfalfa is part of the rotation farming practices, some of the dairies do this now and it can be used to make room in the pit for ventilation. They apply mainly in the fall but will spray apply in the spring if needed to avoid compaction with a wider path from the tanker. The preliminary soil borings show a stiff soil that is a good thing. The more clay the less permeability sand is called a dense soil.

Spartz asked about the dead animal handling practices that would be used and the percent rate that could be expected. Wollschlager reports 1-2 per litter is common and they use a pit and layer method with a payloader hole and the rendering truck in high mortality or winter. Lindeman asked about the nutrient management plan and assurances and admits there are 2 times the acres needed but asked to review the additional plans for the other facilities not owned by the LLC. Red blue and black maps were presented to the board at this request and Wollschlger reports a tanker is used and currently they run 15 loads from the existing facility and will use the county road predominantly as the hill on the township road does not facilitate travel to the tanker.

Wollschlager adds that he has a finishing barn in Watertown with 5-6000 animals but with biosecurity issues he feels this is the best option and it will get his son Andrew back to the farm and get his feet on the ground. Weber asked about the manure management and the lease signed with a neighbor for additional acres but Wollschlager reports the hauler charges by the mile and he would use those acres only if absolutely necessary but he would agree to get a road haul agreement with Troy Township for these acres. Weber also reports he is not aware of any issues the hauler has created and they will continue to use them to haul manure. He also states there are no issues with neighbors and acknowledges they would be here if there were. Spartz would like to see the contingency acres have a township agreement so they can go South to the county road. Wollschlager reports he plants some acres of wheat for just this need and he knows there is odor during pumping and applying.

A discussion about tree planting and the openness to planting atleast 3 rows if there is room was had with the applicant. Friedrichsen replied he had used the odor footprint tool from SDSU for the book to show the dissipation of odor at this site. The board discussed snow issues and fences and whether they would be included around the perimeter. With the existing trees on the East it was decided that the NRCS would design a 3 row shelterbelt as a condition. Spartz then asked about streaks of gravel within the property and the probability of hitting a seam and Pillatzki points out there is no water running through there and no occurrence of aquifer in the area and states the solid ground with the 8 inch thick walled deep pit is good stuff.

Johnson asked if there were more questions of the board and a motion by Pillatzki was filed stating the NRCS approval of a 3 row shelterbelt of seedlings on the North West and South perimeter would be a condition and Lindeman added that he would like to have a road haul agreement with the county and the Georgia township and Spartz added the condition of Troy township for the contingency acres. Motion seconded with 2 amendments and a total of 3 conditions by Spartz.

Role call vote Mach yes, Adler yes, Pillatzki yes, Lindeman yes, Spartz yes, Weber yes, Johnson yes. A unanimous passage of the motion for A Wollschlager CAFO conditional use permit.

8. Next meetings:
 - a. Regular meeting: **Tuesday- October 10, 2017 at 5 PM**
9. Adjournment of the Grant County Board of Adjustment Motion by Mach second by Pillatzki carries 7-0.