



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

Members present: Tom Adler, Lorelei Brandt, Dave Forrette, Richard Hansen, Geoff Street, Nancy Johnson and Gary Lindeman.

Others present: Brian Lehr, Dennis Nordquist, Michelle Urban, Arjan Blok, Kris Bronson and Ricky Hesser.

Meeting Date: **Monday, May 12, 2014** **Meeting Time: 4:30 P.M.**

1. Call Meeting to Order by Johnson at 4:30 pm
2. Approval of Minutes:
 - a. Monday, April 14, 2014 Motion by Brandt and seconded by Lindeman to approve minutes. Motion carried 6-0.
3. Plat Approvals
 - a. Dennis Nordquist, owner of Lot 1, Dennis Nordquist Subdivision, located in Government Lot 4 of Section 4, Township 120 North, Range 48 West of the 5th P.M., Grant County, South Dakota (Alban Township) Motion by Lindeman and seconded by Adler to approve the plat. Motion carried 6-0. Street arrived at 4:33 pm.
 - b. Liebe Properties Inc, owners of Lots 1A, 2A, 3A, 4A, 5A, 6A, 7A, 8A, 9A and 10A, Shaws Addition, located in the SW ¼ of Section 3, Township 120 North, Range 49 West of the 5th P.M., Grant County, South Dakota (Alban Township) Chuck Liebe joined the meeting by telephone conference and explained he does not have any intentions of selling the lots for building residential housing because of the drainage issues of the area. He stated he had been approached by a resident who lives in the Shaw Addition who wanted to purchase the land behind his residence for a small pasture area. He stated he platted the remaining acreage into lots in case the other area residents would want to purchase the land behind their homes. Motion by Lindeman and seconded by Hansen to approve the plat with a condition the lots are not used for residential development. Motion carried 7-0.
 - a. Kraig Prisinger, owner of Lots 1 and 2, of Kraig Prisinger Addition, located in the NW ¼ of Section 27, Township 121 North, Range 48 West of the 5th P.M., Grant County, South Dakota (Melrose Township) Motion by Hansen and seconded by Brandt to approve the plat. Motion carried 7-0.
4. Conditional Use/Variance Requests/Rezoning
 - a. Permit No. VAR-04182014 by Michelle and Brent Urban, 14997 453rd Ave., Summit, SD 57266 for a variance in the S ½ of Section 34, Township 121, Range 52 West of the 5th Principal Meridian, Grant County, South Dakota. (Blooming Valley Township) The request, if granted, would allow the applicant to build a detached garage close to the house and would be 80' from the center of the road. The placement of the garage is limited due to the location of the septic tank, wells and power lines. Motion by Adler and seconded by Hansen to approve the variance. Motion carried 7-0.
 - b. Permit No. VAR-04242014 by Joseph Brennan, 15130 454th Ave., Summit, SD 57266 for a variance in the SW ¼ of Section 1, Township 120, Range 52 West of the 5th Principal Meridian, Grant County, South Dakota. (Lura Township) The applicant is requesting a

variance to build a machine storage center with the building being located 95' from the center of the road. Previously, a variance had been granted for the placement of a grain bin 95' from the center of the road. Motion by Lindeman and seconded by Street to approve the variance. Motion carried 7-0.

- c. Permit No. VAR-04282014 by Brian Lehr, 47645 145th St., Milbank, SD 57252 for a variance in Schultz Outlot 2 in the NW ¼ of Section 22, Township 121, Range 48 West of the 5th Principal Meridian, Grant County, South Dakota. (Melrose Township) The request, if granted, would allow the applicant to build a garage located 10' from the south edge of his property boundary. Due to the location of the house and the attached garage on the lot, the options for the placement of the new building are limited. The lot is adjacent to tillable farm land. Motion by Forrette and seconded by Lindeman to approve the variance. Motion carried 7-0.
- d. Permit No. CUP10302013A for a Class A Concentrated Animal Feeding Operation issued to Bronson Custom Farms, on December 9, 2013 for property described SW1/4 and SE1/4 of Section 29, Township 121 North, Range 52 West of the 5th Principal Meridian, Grant County, South Dakota (Blooming Valley Township) Chairman Johnson explained the P & Z Board is addressing the issue of placing a condition on the original permit to allow the building of housing units for the workers. A map of the proposed dairy site with the housing unit sites was presented for review. The plans are to build a single family dwelling and two apartment units. The two apartment units will have a common living and kitchen area with seven individual sleeping rooms. There will be two driveways into the facility. One is for the dairy office and housing units and the other driveway will be used for the delivery of feed and for milk pickup. Motion by Hansen and seconded by Brandt to approve adding the condition to Permit CUP10302013 to allow the building of onsite housing units with the intended use to house the employees. Motion carried 7-0.

5. Old Business
6. New Business
7. Unfinished Business
8. Next meeting: **June 9, 2014**
9. Adjournment

Krista Atyeo-Gortmaker
Planning and Zoning Officer
Grant County