



# GRANT COUNTY SOUTH DAKOTA

PLANNING AND ZONING OFFICE

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

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

**Members absent:**

**Others Present:** Rudy Nef, Jody Kuper, Ricky Hesser, Brian Friedrichsen, John Seffrood, Marvyn Amdahl, Arjan Blok, Kris Bronson, Jason Mischel, Karen Layher, Tim Webber

Meeting Date: **Monday, December 9, 2013** Meeting Time: 4:30 P.M.

1. Call Meeting to Order
2. Approval of Minutes:
  - a. Tuesday, November 12, 2013 Motion by Adler second by Lindeman carries 7-0.
3. Plat Approvals
  - a. Taylor Hoffman, owner of the SW1/4 Section 34, Township 118 North, Range 50 West of the 5<sup>th</sup> P.M., Grant County, South Dakota, except for Lot1, Hollis D. Nipe Subdivision, request the plat of Lot2, Hollis D. Nipe Subdivision. (Troy Township) Motion by Forrette second by Brandt carries 7-0.
  - b. Linda Hamann, Personal Representative of Glen R McFarland Estate, owner & proprietor as the S1/2N1/2SW1/4 and S1/2N1/2SW1/4 of Section 31, Township 120 N, Range 47 West of the 5<sup>th</sup> P.M., Grant County, South Dakota. (Alban Township) Motion by Hansen second by Adler carries 7-0.
4. Conditional Use/Variance Requests/Rezoning
  - a. Conditional Use Permit No. CAFO10302013A by Bronson Custom Farms, Applicant, of SW1/4 & SE1/4 Section 29 Township 121 Range 52 West of the 5<sup>th</sup> P.M., Grant County, South Dakota (Blooming Valley Township) to consider a Concentrated Animal Feeding Operation Application for a Class A Dairy facility.

Kris Bronson stated he would like to place a Class A Dairy of 5500 mature dairy cows on his property. He was joined by Arjan and Brian the developer and engineer of the CAFO site who explained the access to water and roads as well as the design of the parlor and buildings on the site.

Arjan explained to Street's question that the design was for an 80 stall carousel parlor, holding area, free stall barn and feed storage for only 5500 milk cows. Replacement calves and heifers will be custom raised off site and a request for additional animals and lagoons will be done if ever the dairy chooses to raise their own.

Brian spoke to Lindeman's design questions that the site and slope were designed to handle rainfall episodes of 4.3" at any time, feed storage would be in open bunkers as well as hay barns and commodity buildings and that freshwater drainage is included in erosion dams and retention ponds for the partially paved grounds. The manure system in the barn will be separation of solids through a flume which will be continuous running for a main floor scraper. The liquid waste will continue to the waste lagoon which is design to develop a crust within a short time to control odor and will only be disturbed during cleaning and application. They have not had discussions about any other type of cover but, if straw is required it would create problems for application. Trees were planned for additional odor control at several locations around the site.

Arjan explained barn cleaning happens as many times as they milk per day. So, if they milk 2 times each day the barn will be scraped and cleaned 2 times that day. The water source for the cows and

barn cleaning would be well water from a well on the property that has enough water to supply the dairy but it is not on or around the aquifer.

Brian answered Street's questions about the aquifer appearances in that area and assured the board they would not encounter an aquifer because the Big Sioux is not in that section, the Prairie Coteau is not in that area and aquifer that is under the area is separated by 4-500 feet of till from the surface. The shallow West well on the property is at 40 feet and is 1 mile away and at a much higher elevation.

Bronson said the neighbors have been met with 2 times and they are on board for manure easements and the feedlot across the road is running at 1700 animals and permitted for 3150 animals and will continue operation.

Johnson called 3 times for those opposed to have time at the microphone- no one arose.

Johnson then called 3 times for those in favor to speak-

Jason Mischel, Valley Queen spoke in favor of the dairy development in Grant County he stated it is a good project and they have known Arjan from United Development for a long time and has a well maintained dairy himself. He also stated Arjan has a good eye for design and builds good quality dairy facilities.

Tim Webber spoke that he has been in the area for the last 10 years because of the dairy industry and he thanked the board for keeping that in mind when they make their decision today.

Johnson closed the open hearing and opened further discussion to the board. Hearing no more discussion by the board she called for a motion. Forrette made a motion to approve the CAFO conditional Use Permit as presented. The motion was seconded by Brandt and carried 7-0.

- b. Permit No. CUP-11132013A by E&A Dairy, 48211 145<sup>th</sup> St Big Stone City, SD 57216, for the Conditional Use of Lot 1 McCarthy Sub in N1/2NW1/4 Section 22, Township 121, Range 47 of the 5<sup>th</sup> Principal Meridian, Grant County, South Dakota. (Big Stone Township) would allow the landowner to place mobile homes on the acreage with a maximum of 3 mobile homes in the development.

Krista presented the plan in absence of landowners and a motion was made by Hansen and seconded by Brandt carried 7-0.

5. Old Business
6. New Business
7. Unfinished Business
  - a. Ordinance for Final Plat Article IV Section 402;3.a. To amend the language: The original or reproducible final plat shall be drawn in permanent black ink and shall be uniform size, eight and one-half (8 ½) inches by fourteen (14) inches or ~~fifteen (15) inches by twenty six (26) eleven (11) by seventeen (17).~~
8. Next meeting: **January 13, 2014**
9. Adjournment Motion by Brandt second by Lindeman carries 7-0.

Krista Atyeo-Gortmaker  
Planning and Zoning Officer  
Grant County