



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: Richard Hansen, Dave Forrette, Lorelei Brandt, Nancy Johnson, Gary Lindeman, Doug Stengel in at 4:35, Geoff Street in at 4:40

Members absent: Tom Adler

Others Present: Anna & Gerhard ter Denge, Don Larson, Kent Boadwine, Joe Sousa, Larry & Rita Louisiana, Tim Weber

Meeting Date: Monday, April 8, 2013 **Meeting Time: 4:30 P.M.**

1. Call Meeting to Order by Chairperson Nancy Johnson at 4:30 pm
2. Approval of Minutes:
 - a. March 11, 2013 Motion by Hansen seconded by Lindeman carried 5-0.
3. Plat Approvals
 - a. Gene B & Debra R Appl, owners of the East 812' of the West 1796' of the SW1/4 request the plat of Appl Addition located in the SW1/4 Section 11, Township 121 North, Range 48 West of the 5th P.M., Grant County, South Dakota. (Melrose Township) A new corrected plat was given to the board. Motion by Brandt second by Forrette carried 6-0.
 - b. Thomas W & Barbara A Frankenhoff, owners of the N1/2 of NW1/4 request the plat of Lot 1, Frankenhoff Subdivision, located in the N1/2NW1/4 of Section 15, Township 121 North, Range 51 West of the 5th P.M., Grant County, South Dakota. (Former Sisseton and Wahpeton Indian Reservation) (Farmington Township) Motion by Stengel second by Brandt carried 6-0.
4. Conditional Use/Variance Requests/Rezoning
 - a. Conditional Use Permit No. CAFO03202013 by Gerhard terDenge, Mill Valley, LLC, Applicant, of N1/2SE1/4 Section 22 Township 120 Range 49 West of the 5th P.M., Grant County, South Dakota (Grant Center Township) Class A Dairy facility to expand to from 2000 lactating cows to 2100 lactating cows, 400 dry cows and 100 calves.

Nancy opened the hearing for presentation of permit by Zoning Officer Krista Atyeo-Gortmaker who stated the original Class A permit held them to a number of animals and they were requesting to add 100 lactating cows, 400 dry cows and 100 baby calves to their operation. New information was presented to the board for an open lot, cement alley and haylage pad and a new calculations page was also included. The other buildings were built within the last year in their phase 3 building plan from the original permit in October 2005.

Johnson then called on owners, Gerhard and Anna ter Denge to present the plans in their own words. Gerhard led off by stating he was completing the expansion of buildings and would like to add the baby calves to his operation to increase the efficiency by keeping the baby calves on the farm and not driving them to the heifer raiser and also feeding them with waste milk.

The sand system pumps 24/7 and the waste from the baby calves and the open dry lot will go through a cement alley and pipes to the flume and into the existing lagoon. The sand bedding system offers the most efficient bedding with a payloader recovery of around 95% reuse of the sand. Kent Boadwine also stated the system makes for much cleaner cows.

Johnson asked for those in opposition to speak. No one requested time to speak.

Johnson then asked for those in favor to speak. Tim Weber spoke as a hired man about the cleanliness and better animal health they would achieve with the expansion. Anna ter Denge will like to have the separate barn to feed the baby calves in that will allow them to easily move the babies and keep them healthier.

A motion by Lindeman to grant the expansion as requested was seconded by Forrette. Johnson called for a roll call with a return of unanimous approval from all attending board members.

- b. Variance Permit No. VAR03262013 by Larry Louisiana in Lot 1 Brandt Farm Subdivision in Government Lot 3 of Section 31, 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 rebuild a garage/shop within approximately 67 feet from Center of 472nd Ave.

Johnson opened the hearing for presentation of the variance request by Zoning Officer, Krista Atyeo-Gortmaker who presented the difficulty in land area for building a replacement for the shed that was 67 feet from the highway. Because of the wells, established trees and other buildings all ready on the property this location is the only location available for a building of this size.

Larry presented the permit for the building to remain in that location because of the slope of the property and the creek at the bottom of the hill this was the only flat spot on the property. He is improving the acreage by taking down the three old buildings that were tied together into one to replace it with a new building that will also have a workshop with water and heat.

Johnson called for those in opposition and in favor to speak, having no one appear for either request allowed for Hansen to make a motion to allow the variance as requested. The motion was seconded by Brandt and carried 7-0.

5. Old Business

- a. Study Group Recommendations once completed with pending CAFO permits we will need to address these things again. DENR does not use animal units anymore and can be a confusing thing for us to use because it puts the producer into a formula that is obsolete. For instance, baby calves at the side of a stock cow are counted as 1 unit with the cow until it is weaned. A baby calf removed from a dairy cow at 2 days of age and raised to heifer stage and brought into the herd as a lactating animal receives a 1 animal unit measurement with the current ordinance.

6. New Business

- a. Findings of Fact – Gary Meyer Family CAFO
 - i. Document

7. Next meeting: **Monday-May 13, 2013**

8. Adjournment by Brandt second by Lindeman carries 7-0.

Krista Atyeo-Gortmaker
Planning and Zoning Officer
Grant County