



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

Members absent: Geoff Street, Tom Adler

Others Present: Steve Wenzl, Don Larson, Tim Meyer, Brad Meyer, Joan Meyer, Ronald Meyer, Chad Thue, Mark Lounsbury, Gary Meyer, Jason Karels, Wayne Meyer

Meeting Date: Monday, March 11, 2013 **Meeting Time: 4:30 P.M.**

1. Call Meeting to Order by Johnson at 4:31p.m.
2. Approval of Minutes: February 11, 2013 Motion by Brandt second by Hansen carries 5-0
3. Plat Approvals
 - a. Ferdinand A. & Lyle M. Zirbel, owners request the plat of Lt1, Ferdy Zirbel Subdivision, located in the S1/2 SW1/4 of Section 3, Township 121 North Range 52 West of the 5th P.M., Grant County, South Dakota (Former Sisseton and Wahpeton Indian Reservation) (Blooming Valley Township) Motion by Hansen second by Forrette 5-0.
 - b. Timothy A & Becky Holtquist, owners request the plat of Subdivision located in the W1/2NW1/4 of Section 26, and the NE1/4 of Section 27, Township 121 North, Range 47 West of the 5th P.M., Grant County, South Dakota. (Big Stone Township) Motion by Brandt second by Lindeman carries 5-0.
 - c. Jeanne R Pufahl Ward & Timothy Ward, owners request the plat of Lt4, Pufahl Addition located in Government Lots 3&4 and the W ½ SE1/4 of Section 23, Township 121 North, Range 48 West of the 5th P.M., Grant County, South Dakota. (Melrose Township) (Zubke) Motion by Lindeman second by Hansen carries 5-0.
 - d. Charles E. & Karen M. Layher, owners request the plat of Lot 1, Layher Ranch Subdivision, located in the S1/2SE1/4 of Section 20, Township 121 North, Range 48 West of the 5th P.M., Grant County, South Dakota. (Melrose Township) Motion by Brandt second by Forrette carried 5-0.
4. Conditional Use/Variance Requests/Rezoning
 - a. Conditional Use Permit No. CAF002252013 by Gary Meyer Family, Applicant, of Lot 1 Zemlicka Dairy Subdivision in SE1/4 of Section 4, Township 119, Range 48, Grant County, South Dakota. (Vernon Township) The request if granted, would allow a Class C Dairy facility to be restocked at an existing dairy facility that does not have a current permit.

Johnson opened the hearing for the permit by asking for the presentation of the permit by the P&Z Officer. Krista stated the permit is completed and all parts are close to being approved by the NRCS and DENR processes for the CAFO that is restocking an existing facility that has been empty. She also pointed out the facility is clean but in foreclosure with First Bank and Trust and will be financed through Farm Credit Services who are both represented at the hearing tonight.

Gary Meyer presented his permit for the Board's consideration stating they will turn things over to the next generation and follow the rules and regulations set forth to remain good neighbors. They plan to stock with 100 milking cows for the first year and grow to 200-250 mature dairy animals with a few bull calves to consume waste milk.

Gary stated he would be using the composting barn as it was designed to be used and work the finely ground straw with daily stirring each day during milking. The compost can be changed to free stall if they are not able to maintain the compost barn.

They will be remodeling the holding barn and the hired hand will be living in the home on the facility and Gary's sons will live at locations in between the "home" farm and the milking facility. The "home" farm

will be used for raising replacements for the facility. The completion of the soil tests will be done with the rest of the permit by DENR after the soils have thawed out and enable testing.

Johnson called for 5 minutes of presentation for anyone in opposition. No one rose in opposition when called. Johnson called for 5 minutes presentations for anyone that is in favor of the permit approval.

Neighbor Mark Lounsbery stated they were good neighbors and the development and getting the boys back home was going to be a good thing for the county. Instructor Jason Karels from LATI stated he instructs both Brad and Tim and the opportunity to have both of them return to the farm to locally own the facility was a win-win for Grant County and he supported both of them as they move into their new endeavors in the agriculture industry.

Johnson then called for motion and discussion from the board and closed the hearing to public comment. Hansen made a motion to approve the permit with the condition that the Nutrient Management Plan will be completed by June 1, 2013 or as soon as the soil tests can be completed.

Lindeman seconded the motion stating the facility had a previously permitted nutrient facility and would not be applying manure to the acres in the plan within the time period from now to June 1, 2013.

Johnson called for a roll call vote on the motion (yes to approve): Richard Hansen-Yes, Dave Forrette- Yes, Lorelei Brandt- Yes, Nancy Johnson-Yes, Gary Lindeman-Yes. Motion passed with all 5 members in attendance voting in favor of granting the permit.

5. Old Business
 - a. Study Group Recommendations
6. New Business
 - a. Findings of Fact
 - i. Document as presented to Board Chairman for signature from Hearing January 14, 2013
7. Next meeting: **Monday-April 8, 2013**
8. Adjournment Motion by Hansen second by Forrette

Krista Atyeo-Gortmaker
Planning and Zoning Officer
Grant County