



GRANT COUNTY SOUTH DAKOTA
PLANNING AND ZONING OFFICE
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Minutes from the Grant County Planning Commission March 14th, 2022

Planning Commission members present: Nancy Johnson, Mike Mach, Tom Pillatzki, Richard Hansen, and Jim Berg.

Alternate(s) present: Don Weber

Planning Commission member absent: Mark Leddy, John Seffrood

Planning Commission board members absent: Jeff McColloch

Others present: Bill Tostenson (Grant County Commissioner), Todd Kays (First District), and Steve Berkner (Grant County Planning Commission Administrator.)

Meeting Date: Monday, March 14th, 2022

Meeting Time: 4 P.M. In-person in the basement of the Courthouse.

1. With Chairperson Leddy absent Vice-chairperson Johnson calls the Planning Commission meeting to order at 4:07 with a quorum of 6 board members present.
2. Before the agenda was considered a question was raised concerning the ongoing status of the plat approval for "Lots 1, 2, 3, 4, 5, 6, and 7 of Liebe's First Addition" where it had been postponed on November 8th 2021 until contact could be made with Arvid Liebe.

Berkner stated that he had left it off the agenda for the March meeting as Scott Robertson, from Banner and Associates, whom is overseeing the actual platting for Liebe, hasn't been able to reach Liebe to address the changes requested by the Planning Commission; namely the width of the shared private road as well as a "homeowners agreement" of the lots involved for maintenance of that road.

Kays suggested that the item be addressed as an "up or down vote" in the April meeting regardless if Liebe can be contacted or not.

3. Johnson asks if there are any citizens who wish to be heard or if an item should be added to the agenda where nobody responded.

4. Johnson asks for a motion to accept the agenda as presented. With no changes or amendments offered Pillatzki made a first to accept the agenda with Berg making a second. Motion passes unanimously 6-0.
5. Johnson calls for a motion to accept the Planning Commission minutes from February 14th, motion made by Mach with a second by Hansen. Motion passes unanimously 6-0.
6. Johnson asks for a motion to add the Liebe plat consideration to the next meeting agenda for a final vote regardless of if Liebe has responded to the Planning Commissions concerns. Berg makes that motion with Weber making a second. Motion passes unanimously 6-0.
7. Moving on to the next item on the agenda, item 6, Johnson asked Kays to continue the discussion on the status of the review of “rough draft” of the Grant County Comprehensive Plan.

Kays led off the discussion by stating that the “rough draft” of the new Comprehensive Plan that the Planning Commission has been reviewing is an accumulation of the discussions covered since the review started in 2020.

Kays said at that time the County Commissioners deemed it important for the Planning Commission to review the existing Comprehensive Plan that was nearly 20 years old and that the “rough draft” before them was the outcome of that months long review process.

According to Kay the next step after this review would be to make any agreed upon changes to the new Comprehensive Plan and then present those finding to the County Commissioners for their eventual approval where additional changes could be made after the outcome of a public hearing.

Kays explained that most of the changes made to the last Comprehensive Plan reflected actual land use practices over the years that was supported with actual data where it should be no surprise to the general-public how we arrived at the changes suggested.

Kays added that one of the biggest indicators needed of land use is looking at the past variances granted where he said a majority of those are tied to residential housing lot sizes, especially smaller 2-acre minimum lot sizes. Kays said that because of those smaller lot sizes that repeatedly setbacks were hard to meet which suggests the need to go larger for a minimum lot size.

Kays said that anytime variances begin to be granted for the same reasons repeatedly than you’ve created a trend, or a new rule, and the whole idea about a variance is it should be the exception not the rule.

Kays also stated that lengthy discussion in the review process covered county wide “stand alone” residential land use densities where consensus of the Planning Commission agreed

with past Comprehensive Plans that an effort should be made to limit the amount of “non-agriculture” residential housing.

Kays added that to offset this, and to follow current trends as well, that an exception could be made for allowing higher residential density rates closer to towns, and where there were improved roads, but that once the Comprehensive Plan was adopted those actual changes would have to be worked out through amending the current ordinances to reflect this.

Kays said that the new Comprehensive Plan was only supposed to be an overall guide on land use and that under certain conditions different land use practices could still be granted through variances, as happens today. Kays stressed that if those variances are granted often then the Comprehensive Plan should be amended along with the specific ordinance to eliminate variances where possible.

A lengthy discussion then revolved around the actual wording of how to define what the general policies of the new Comprehensive Plan would be in relation to the old Comprehensive Plan and what strategies should be identified going forward for land use in the non-incorporated parts of the county.

Kays said that he would make the changes necessary to the current rough draft if instructed to do so by the Planning Commission but stressed that those actual changes would have to be made soon so the review process could end and it could move forward for the County Commissioners to review.

In closing Kays recommended that a motion be made instructing Planning Commission Administrator Berkner to work with County Auditor Layher to come up with a schedule to move the adoption of the new Comprehensive Plan forward where the public can comment, and the County Commissioners can make changes if deemed necessary.

Kays said it was important that that timeline should allow for a possible referendum that could reverse the newly Comprehensive Plan if adopted so that it can be put on the Official General Election Ballot next November.

Johnson asked for the motion which was made by Mach with a second by Hansen. Vote carries unanimously 6-0.

8. With no more discussion Johnson reminded commission members that the next meeting was set for 4:00, April 11th and called for a motion to adjourn, Weber made the motion to adjourn, Pillatzki made the second. Motion carries 6-0.

Meeting ends at 5:50.

Steve Berkner
Grant County Planning and Zoning Administrator