



GRANT COUNTY SOUTH DAKOTA
PLANNING AND ZONING OFFICE
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Minutes for the meeting of Grant County Planning Commission.

Members present: Mike Mach, Mark Leddy, Richard Hansen, Tom Pillatzki, Jim Berg, John Seffrood.

Members not present: Nancy Johnson

Alternates present: Don Weber, Jeff McCulloch

Others present Steve Berkner (Staff)

Teleconference link: No one present.

Meeting Time, Date and Location: 4:00 P.M., Tuesday, July 13th, 2021. Meeting held In-person in County Commissioners meeting room, also by Teleconference.

1. Mark Leddy calls Meeting of the Planning Commission to Order at 4:02 PM.
2. Items to be added to agenda by Board Members or Staff – None
3. Invitation for citizens to schedule time on the Planning Commission Agenda for an item not listed. (5 minutes maximum time) – None
4. Approval of Agenda – Motion to approve by Pillatzki, second by Hansen; carries unanimously 6 - 0.
5. Approval of Minutes: June 13th, 2021 - Motion to approve by Mach, second by Pillatzki; carries unanimously 6 - 0.
6. Open address to Planning Commission – None
7. Plats

Leddy ask for a motion to consider a plat for Smith; First by Mach, Second by Seffrood.

- a. Rodney Smith, owner of S1/2 OF THE NE1/4 AND THE N1/2 OF THE SE1/4 of Section 4, Township 120, North Range 51, West of the 5th P.M., Grant County, South Dakota, will be partially plated into LOT 1 OF THE SMITH FARM ADDITION.

After a short discussion Leddy called for the vote to approve the plat which passed 6 – 0.

Leddy ask for a motion to consider a plat for Karels; First by Hansen, Second by Mach.

- b. Mark Karels, owner of THE N1/2 OF SECTION 4, TOWNSHIP 119, NORTH RANGE 48 WEST OF THE 5TH P.M., GRANT COUNTY SOUTH DAKOTA WEST OF THE 5TH P.M., GRANT COUNTY, SD., will be partially plated into LOT 3 OF MARK'S SUBDIVISION.

After a short discussion Leddy called for the vote for approving the plat which passed 6 – 0.

Leddy ask for a motion to consider a plat for Schweer; First by Mach, Second by Seffrood.

- c. Kyle Schweer, owner of LOT 1, SCHWEER SUBDIVISION, IN THE SW1/4 SECTION 27, TOWNSHIP 120, NORHT RANGE 48 48 WEST OF THE 5TH P.M., GRANT COUNTY SOUTH

DAKOTA WEST OF THE 5TH PRIME MERIDIAN, GRANT COUNTY, SD., will be partially plated into LOT 2 IN LOT 1 OF SCHWEER'S SUBDIVISION.

After a short discussion the vote was called by Leddy where the plat was approved 6 – 0.

8. Matters for Board Discussion/Staff Report

- a. Planning Commission administrator Steve Berkner lead discussion on Grant County Zoning Ordinances that were in conflict with actual past permitting practices by the county where multiple instances were identified where both "Second Use and greater" manufactured homes have been issued building permits without seeking approval of 100% of the abutting property owners and that building permits were also issued to manufactured homes that were more than 15 years old. Both are prohibited by the ordinance.

Berkner explained that he had two current Manufactured Home building permit applications from two different parties that he didn't feel comfortable issuing permits to due to his interpretation of the zoning ordinance and that most likely prior practices of the county would have issued those permits.

Berkner said that following advice from county auditor Karen Layher that he had met with First District's Todd Kays and Luke Muller on the matter whom both agreed that that part of the ordinance needed better clarification.

At the conclusion of the discussion Berkner was asked that the county commissioners be brought into the discussion and that a timely solution be sought to bring the ordinances in question in line with past practices while keeping some reasonable restrictions where needed.

9. Next meeting:

Regular meeting: Monday August 10th, 2021

10. Executive Session (if necessary) – None

11. Leddy Adjourns the Grant County Planning Commission at 6:05 PM after a first by Mach and a second by Seffrood. Voice vote carries unanimously 6-0.

Steve Berkner

Planning and Zoning Administrator

Grant County, SD