



GRANT COUNTY SOUTH DAKOTA
PLANNING AND ZONING OFFICE
210 East 5th Avenue
Milbank, SD 57252-2499
Phone: 605-432-7580
Fax: 605-432-7515

Minutes for the August 10th, 2021, meeting of Grant County Planning Commission.

Members present: Mark Leddy, Richard Hansen, Tom Pillatzki, Jim Berg, John Seffrood and Nancy Johnson.

Members not present: Mike Mach

Alternates present: Don Weber

Alternate not present: Jeff McCulloch

Others present Dustin Nelson, Allen Amdahl, Tim Ward, William Tostenson (County Commissioner) and Steve Berkner (Staff)

Teleconference link: No one present.

Meeting Time, Date and Location: 4:05 P.M., August 10th, 2021. Meeting held In-person in the basement of the Grant County Courthouse, also by Teleconference.

1. Mark Leddy calls Meeting of the Planning Commission to Order at 4:05 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 Johnson, second by Pillatzki; carries unanimously 6 - 0.
5. Approval of Minutes: July 13th, 2021 - Motion to approve by Berg, second by Hansen; carries unanimously 6 - 0.
6. Open address to Planning Commission – None
7. Plats

Leddy ask for a motion to consider a new plat for Hanson; First by Pillatzki, Second by Johnson.

- a. Willis Hanson, owner of the SE ¼ of Section 2, Township 121, Range 50 of Osceola Township to partially become Lot 1 of Hanson Farm Addition.

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

Leddy ask for a motion to consider a new plat for Dorsett; First by Berg, Second by Seffrood.

- b. Jason Dorsett, personally representative of the Estate of Betsy Mae Dorsett, owner of SW ¼ Section 20, Township 121, Range 50 of Blooming Valley Township to partially become Lot 1 of Betsy Dorsett Addition.

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

8. Matters for Board Discussion/Staff Report

- a. First District Representative Todd Kays led discussions on the Grant County Zoning draft ordinance for “Cannabis Dispensaries” which will be considered on August 31st after a public hearing during and a special joint meeting between Planning Commission and the County Commissioners.

Kays explained the upcoming timeline needed to be followed to bring Grant County’s pending “Cannabis Dispensary” ordinance in-line with the soon to be released South Dakota State rules and guidelines. Kays explained that failure to do so in a timely manner would leave a gap in the ability for the county to properly regulate that activity once the state’s rules and regulations become law which is expected sometime in October.

During that discussion County Commissioner Chairman Bill Tostenson joined the discussion on some of the ideas that should be considered for regulating cannabis dispensaries while the Planning Commission puts together their recommended ordinance.

First District’s Kays went over the rough draft “Cannabis Dispensaries” ordinance that his staff was helping to prepare for the county where the Planning Commission gave their input into that ordinance which will be recommended for the County Commissioners to consider.

Discussion then progressed into other potential county zoning ordinances changes that Kays and Grant County Planning and Zoning Officer Steve Berkner have identified as; either missing from, being outdated, or in conflict with other county zoning ordinances.

Kays then began discussion on a potential “Shooting Range” ordinance where the term was defined in the current zoning ordinance, but it was not listed as neither a permitted use or a Conditional Use Permit activity where there was a current request for the Whetstone Sportsmen Trap Range to allow rifle and handgun target shooting that would also be used by the county’s 4-H clubs to teach gun safety.

Tim Ward, owner of the property now being used by the Whetstone Sportsmen Trap Range, was present to answer any questions concerning what would be needed for that type of permit.

According to Kays the current Whetstone Sportsmen Trap Range had essentially been “grandfathered” in as a trap shooting range prior to recent ordinance changes that no longer allowed “Shooting Ranges” without creating a Conditional Use Permit for either making improvements at the existing range or building a new unrelated range located elsewhere in the county. Berkner added there recently had also been a request for another “Shooting Range” permit in the county as well.

The discussion then moved on to reviewing the county’s rules and regulations concerning “Second Use Moved-in Residences,” primarily Manufactured Homes, that are moved into the county, and also the age restrictions placed on not allowing

Manufactured Homes to be newly permitted in the county if they are older than 15 years of age.

Tostenson stated that the county commissioners where in favor of updating the current zoning ordinance as discussed and asked the planning commission to put together possible changes to the current zoning ordinance to correct the areas identified.

A general discussion concerning the protocol to make those ordinance changes proceeded and it was uniformly in agreement that another special joint meeting should be held once the "Cannabis Dispensaries" joint meeting and public hearing was over to not cause confusion with the public if to many ordinance changes were to be pending at one time.

With no further discussion items the Planning Commission meeting moved on with their agenda.

9. Next meeting:

Regular meeting: Monday September 20th, 2021

10. Executive Session (if necessary) – None

11. Leddy Adjourns the Grant County Planning Commission at 6:15 PM after a first by Pillatzki and a second by Johnson. Voice vote carries unanimously 6-0.

Steve Berkner

Planning and Zoning Administrator

Grant County, SD