



GRANT COUNTY SOUTH DAKOTA  
PLANNING AND ZONING OFFICE  
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**Minutes from the meeting of Grant County Planning Commission  
January 13th, 2025**

**Board of Adjustment members present:** Mark Leddy, Nancy Johnson, John Seffrood, Tom Pillatzki, James Berg and Commissioner Bil Tostenson for Commissioner Mike Mach.

**Alternate(s) present:** Don Weber, Jeff McCulloch

**Board of Adjustment members absent:** Steve Spors, Mike Mach

**Others present:** Todd Kays (First District), and Steve Berkner (Grant County Planning Commission Officer)

**Meeting Date:** Monday, January 13th, 2025

**Meeting Time:** 4:00 P.M. In-person in Grant County 4-H Complex.

1. Chairman Leddy calls the Planning Commission to order at 5:10.
2. Leddy asks if any commission member has anything to add to the agenda with none being offered.
3. Leddy makes an invitation to any citizen in attendance to ask for time on the Planning Commission Agenda for items not already on the proposed agenda where no one speaks.
4. Leddy asks for a motion to approve the agenda, motion by Johnson with a second by Pillatzki, Motion passes 6-0.
5. Leddy asks for a motion to approve Planning Commission meeting notes from 9/10/2024 and 11/12/2024, motion by Berg with a second by Johnson, Motion passes 6-0.
6. Leddy asked Kays to continue discussion on "Revising County Ordinance Standards in an Agricultural Zone" as requested by the County Commission.

During Kays' presentation he reviewed the recently updated County Comprehensive Plan where that plan made references to increasing conforming lot size from a minimum of two-acres as well as possibly limiting the density of residential housing in the more rural agriculture areas of Grant County.

At the conclusion of Kays' comments Leddy invited Planning Commission discussion on the topic where various scenarios were discussed where there was a consensus on: 1) moving toward a larger, possibly adopting a 5-acre minimum conforming lot size, 2) to consider high-and low-density residential permitting, as well as 3) redefining Planned Development minimum standards.

Other notable areas discussed were to establish new conforming lot zoning standards for existing high-density housing areas, where multiple homes are adjacent to one another that typically have their own "interior roads" where existing lot sizes are 2-acres or less. Kays emphasized that these type of changes to the zoning ordinance would be to "right wrongs" created by past zoning actions and ordinance amendments that had created "unintended consequences" so they would better align with current zoning conforming lot standards and eliminate the need for so many variances.

A brief discussion was also held on also updating some vague language the remains in the zoning ordinance to simplify application and enforcement.

Kays finished the discussion by saying he and Planning and Zoning Administrator Berkner would work on compiling the topics discussed for review at the next Planning Commission meeting.

7. With no more agenda items Leddy and Kays set the date for the next regular Planning Commission meeting for March 10<sup>th</sup>. Leddy calls for a motion to adjourn which is made by Seffrood and seconded by Pillatzki. Motion passed 6-0.

Planning Commission meeting ends at 5:30

Steve Berkner  
Grant County Planning and Zoning Administrator