



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

Planning Commission members present: Mark Leddy, Nancy Johnson, Mike Mach, Tom Pillatzki, and Jim Berg, John Seffrood, Richard Hansen

Alternate(s) present: Don Weber, Jeff McCulloch

Planning Commission board members absent: none

Others present: Jayson McQuire, Corey Dozhier, Kevin Souza, Evan Grong, Doug Wilke, Kevin Kouba, Bill Tostenson (Grant County Commissioner, Todd Kays (First District by teleconference), and Steve Berkner (Grant County Planning Commission Administrator)

Meeting Date: Monday, November 14th, 2022

Meeting Time: 4:00 o'clock, In-person in basement of the Courthouse.

1. Chairman Leddy calls the Planning Commission meeting to order at 4:38.
2. Leddy asks if any items needed to be added to the agenda not already listed. None offered.
3. Leddy asks if there are any citizens to be heard concerning items not on the agenda with nobody asking to be recognized.
4. Motion recognized by Leddy made by Johnson with a second by Mach to approve the agenda. Motion passes 7-0.
5. Leddy asks for a motion to approve the official minutes from the October 17th Planning Commission meeting. Pillatzki offers a first with a second by Berg. Motion passes 7-0.
6. Leddy asks for a motion to open the public hearing for amending the county's Zoning Ordinance with Ordinance 2022-01B, an ordinance entitled, an Ordinance to amend Article II "Definitions", Article XI "Zoning Districts," and Article XII "General Requirements", adopted by ordinance 2004-01, as amended, of the zoning ordinance of Grant County. Mach makes a first followed by a second by Hansen.

Before hearing public testimony Leddy asked Kays to give a “staff report” on the proposed ordinance changes. Kays begins by briefly reviewing South Dakota State Laws and procedures for amending county ordinances explaining that once a county planning commission is asked to make changes to the zoning ordinance by the County Commission, it is their job to hold a series of meetings, draft the changes requested, publish the proposed amended ordinance, and hold a public hearing before making a recommendation to the County Commission to consider.

Kays gave a timeline for the work so far on the requested ordinance changes which started in August and has worked its way through today’s third regular monthly Planning Commission meeting.

Kays said that the definitions and standards going into the current draft of the Data Processing Center ordinance amendment came from reviewing other existing zoning ordinance found throughout the country as well as input from the Planning Commission from previous meetings. Kays ended his presentation reviewing the draft Data Center Processing ordinance with changes that were made at the previous meeting.

Leddy opened the public hearing asking three times for public comments “for” or “against” the Data Processing Center zoning amendments with no one responding.

Leddy recognized Corey Dozhier, who identified himself as a developer seeking to locate a Data Processing Center in Grant County, and Kevin Kouba, Economic Development Manager for Ottertail Power Company, the electric utility that would provide power for the proposed Data Processing Center, both made brief statements and said they would be available for comment if needed.

Leddy closed the public hearing to Planning Commission discussion only.

John Seffrood, after making a presentation about the possible negative effects of “stray voltage” on CAFO livestock herds, made a motion to add a one-mile setback for a Data Processing Center from any existing CAFO with 500 or more Animal Units (A.U.) where Mach seconded the motion.

After a lengthy discussion about the possible effects of “stray voltage” from a Data Processing Center as related to nearby CAFOs Leddy called for the vote on the amendment to the original motion which passed 7-0.

Additional discussion for the proposed Data Processing Center Amendment followed notable topics concerning vision screening, electric utility participation agreements, sound levels and setbacks to neighboring residential buildings and property lines where no more amendments were offered to make changes to the proposed zoning amendment being considered by the original motion.

With no more meaningful discussion Leddy called for the vote for the original motion as amended once, which passes unanimously 7-0.

7. With no more items on the agenda a motion was made by Mach and seconded by Johnson to adjourn the meeting. Motion carries 7-0
8. Leddy reminded the Commission their next meeting date for the Planning Commission and Board of Adjustment meeting was set for December 5th at 4 P.M.

The Planning Commission meeting ended at 5:20.

Steve Berkner
Planning and Zoning Administrator
Grant County