



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 from the meeting of Grant County Planning Commission
May 12th, 2025**

Board of Adjustment members present: Mark Leddy, Nancy Johnson, Mike Mach, Tom Pillatzki, James Berg and Steve Spors

Alternate(s) present: Don Weber

Board of Adjustment members absent: John Seffrood, Jeff McCulloch (alternate)

Others present: John Wellnitz, Ricky Bolin, Holli Seehafer, Scott Robinson, Bill Tostenson (Chairman Grant County Commission) Todd Kays (First District), and Steve Berkner (Grant County Planning Commission Officer)

Meeting Date: Monday, May 12th, 2025

Meeting Time: 4:00 P.M. In-person in the Grant County Commissioner's Meeting Room.

1. Chairman Leddy calls the Planning Commission to order at 4:51 where alternate Weber was sitting in for Seffrood.
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 Spores. Motion passes 7-0.
5. Leddy asks for a motion to approve Planning Commission meeting notes from 4/17/2025, motion by Mach with a second by Weber. Motion passes 7-0.
6. Leddy asked Kays to review the ongoing 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 preserving the more rural areas of the county for agriculture use where there has been an on ongoing discussion by the Planning Commission for to:

- 1) Increase the minimum lot size for a platted lot to be considered a "Conforming Size" for residential housing to increase from 2-acres, measured outside the right-of way to a 5-acre out minimum, measured outside of the right-of-way. This is only for lots plated after a current date where smaller lots sizes, between 2-acres and 5-acres, plated prior to that date would remain eligible for a residential building permit.
- 2) Limit the amount of future residential development rights for each township section broken down by section quarters in the county where up to 12 development would be available in the more populated northeast townships of Grant Center, Melrose, Big Stone, Alban West and Alban East. The rest of the more rural townships would only have 8 residential development rights per section available.

Other areas discussed by the Planning Commission during its recent Zoning Ordinance review to amend were to make changes to the setback distances for smaller high density housing areas, usually 2-acres in size or less, that typically also have interior roads, that have higher propensities to ask for setback variances which have been approved nearly 100% of the time, which is contrary to how often variances should be granted.

At the conclusion of Kays' comments, he presented an updated version of the Zoning Ordinance amendment as just presented in his staff report that was discussed at the April 17th Planning Commission meeting which also included maps and tables that accomplished the goals of the ordinance review so far.

Leddy then asked for a motion to recommend to the County Commission the zoning Ordinance change with a first by Pillatzki and a second by Johnson. Leddy opened the Public Hearing asking three separate times for comments for, and then against, the proposed changes to the County's Zoning Ordinance where Scott Robertson, representing Banner and Associates, and Holli Seehafer, from the Grant County Review, asked questions relating to the proposed changes.

Leddy made a general comment on some of those questions saying that the changes in principle were being made to better steer rural development to not take away future agriculture related uses which are often limited by required setbacks to non-participating residential landowners.

County Commissioner Bill Tostenson concurred with Leddy's comments adding some of the changes being considered would also provide better access to important government provided services to those landowners who solely want to develop their rural property as residential lots only.

During the public hearing Kays was prompted to delve deeper into some of the proposed zoning ordinance changes, including using the proposed new language, tables and maps in the proposed amendment, and how they would correlate with permitting new residential buildings where he said that the proposed amendment would also grandfather in Board of Adjustment zoning practices that have been receiving variances on existing lots while creating a new standard only for those newly platted lots seeking a residential building permitted if it was plated after March 31st, 2025. Those lots plated and recorded before that date would not be affected by the increase in minimum lot sizes.

Leddy left the meeting at 5:45 where Johnson took over as chair.

With no more comments from the public hearing Johnson closed the public hearing inviting continued Planning Commission discussion.

Berkner asked for a change to the language found in the proposed zoning amendment where he said it would be cleaner for his office that the cut off for the plating date of new lots to be eligible for a residential building permit to be at least 5-acres in size, outside of the right-of-way, to be changed to after April 30th to better lineup with recently platted smaller acreage plats that were plated and recorded after March 31 but before May 1st. Berkner said to his knowledge there were no other pending lots being platted that were less than 5 acres in size.

After a short discussion on the date change Johnson asked for a motion to make the cut-off date change as recommended by Berkner where Pillatzki made the first and Berg made the second. The motion to amend the original motion passed unanimously 7-0.

With no more meaningful discussion Johnson called for the vote to recommend the County Commission consider AN ORDINANCE TO AMEND ORDINANCE 2004-01, AS AMENDED, which passed 7-0.

7. With no more agenda items Johnson and Kays set the date for the next regular Planning Commission meeting for July 15th. Johnson calls for a motion to adjourn which is made by Spors and seconded by Berg. Motion passed 7-0.

Planning Commission meeting ends at 6:15

Steve Berkner
Grant County Planning and Zoning Administrator

**AN ORDINANCE ENTITLED, AN ORDINANCE TO AMEND ORDINANCE 2004-01, AS AMENDED,
OF THE ZONING ORDINANCE OF GRANT COUNTY.**

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF GRANT COUNTY, SOUTH DAKOTA: that Article XI “Zoning Districts” Section 1101.02, adopted by Ordinance 2004-01, as amended, be amended and adding language in bold and underline:

Section 1101.02 Permitted Uses in Agricultural District **by Agricultural Zone Residential Density Area (Agricultural Preservation, Corridor, and NE Growth)**

BE IT FURTHER ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF GRANT COUNTY, SOUTH DAKOTA: that Article XI “Zoning Districts”, adopted by Ordinance 2004-01, as amended, be amended by including the following new section:

Section 1101.02.1 Permitted Uses in Agricultural District by Agricultural Zone Residential Density Area (Rural Residential)

- 1. Site-built Single-family residences;**
- 2. Type A and Type B manufactured homes;**
- 3. Modular homes;**
- 4. Public parks and recreation areas;**
- 5. Home occupations.**
- 6. Manufactured Home Park existing prior to 5/1/2025**

BE IT FURTHER ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF GRANT COUNTY, SOUTH DAKOTA: that Article XI “Zoning Districts” Section 1101.03, adopted by Ordinance 2004-01, as amended, be amended and adding language in bold and underline:

Section 1101.03. Conditional Uses. **by Agricultural Zone Residential Density Area (Agricultural Preservation, Corridor, and NE Growth)**

BE IT FURTHER ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF GRANT COUNTY, SOUTH DAKOTA: that Article XI “Zoning Districts”, adopted by Ordinance 2004-01, as amended, be amended by including the following new section:

Section 1101.03. Conditional Uses. by Agricultural Zone Residential Density Area (Agricultural Preservation, Corridor, and NE Growth)

Section 1101.03.1. Conditional Uses by Agricultural Zone Residential Density Area (Rural Residential)

- 1. Seasonal retail stands, including fireworks stands;**
- 2. Home extended business--see Section 1209;**
- 3. Kennel;**
- 4. Moved in Building per Section 1205.3;**
- 5. Private Wind Energy Conversion Systems (PWECS);**
- 6. Agricultural activities and farm-related buildings, including Type E Concentrated Animal Feeding Operations.**

BE IT FURTHER ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF GRANT COUNTY, SOUTH DAKOTA: that Article XI “Zoning Districts” Section 1101.03, adopted by Ordinance 2004-01,

as amended, be amended and removing the strikeout language and adding language in bold and underline:

Section 1101.04. Area **and Yard** Regulations.

1. ~~Lot Size: All residential lots shall be a minimum of two (2) acres, not counting the road right-of-way. All other permitted uses and conditional uses shall have a minimum area and setback regulations as determined by the Board of Adjustment.~~

2. ~~Front Yard~~

~~The minimum depth of the front yard shall be not less than one hundred (100) feet and in no case shall an accessory building be located or extend into the front yard. In the case of a corner lot, front yards shall be provided on both streets.~~

2. ~~Side Yard~~

~~There shall be a side yard on each side of building having a width of not less than fifty (50) feet.~~

3. ~~Rear Yard~~

~~There shall be a rear yard having a depth of not less than fifty (50) feet or twenty percent (20%) of the depth of the buildable lot at the time of the passage of this Ordinance.~~

4. ~~Intensity of Use~~

a. ~~Each buildable lot must be at least two (2) acres not counting the road right-of-way.~~

b. ~~All buildings shall be set back from road right-of-way lines and lot line to comply with the above yard requirements.~~

5. Minimum Lot Area Requirements

a. ~~The minimum lot area requirement for a Class A, B, or C, concentrated animal feeding operation (CAFO) established after June 9, 2016 shall be (80) acres. [Ord 2004-1, Rev. 2004-1B, Rev 2016-01A] The Minimum Lot Area~~

b. ~~The minimum lot area requirement for a Class A, B, C, D or E concentrated animal feeding operation not vested in accordance with Section 1305 shall be (80) acres. [Ord. 2016-01A]~~

1. Lot Area and Yard Regulations within the Agricultural Zone shall comport with the areas shown in the Agricultural District Residential Density Area Overlay Map.

2. All Lot Areas shall abide by requirements provided in Table 1101.04.01

Table 1101.04.01

Agricultural Zone Residential Density Area	Residential Use (Minimum Lot Area)		Concentrated Animal Feeding Operations (Minimum Lot Area)	
	Lots Legally Described or Platted prior to 5/1/2025 ^ \$	Lots Legally Described or Platted after 4/30/2025	Class A, B or C established after 6/9/2016 ^ \$	Class A, B, C, D or E not vested in accordance with Section 1305 ^ \$
Agricultural Preservation	2 Acres* @	5 Acres* @	80 Acres*	80 Acres*
Corridor	2 Acres* @	5 Acres* @	80 Acres*	80 Acres*
NE Growth	2 Acres* @	5 Acres* @	80 Acres*	80 Acres*
Rural Residential #	Existing area of lot as described or platted prior to 5/1/2025	Not Applicable	Not Applicable	Not Applicable

* Not to include right-of-way

@ Or as determined by the Board of Adjustment for all other non-residential Permitted Uses, Special Permitted Uses and Conditional Uses

^ Any lot created prior to May 1, 2025 shall be considered a single lot, regardless of ownership, for the purposes of this ordinance.

\$ Any lot created prior to May 1, 2025, with less than five (5) acres as of May 1, 2025 in single ownership with a contiguous lot, shall be considered to be an undivided parcel for the purposes of this Section, and no portion of said parcel shall be used or sold in a manner which diminishes compliance with lot area requirements established by this Section, nor shall any division of any parcel be made which creates a lot area below the total area of the two or more lots existing on May 1, 2025.

Closed District

3. All structures shall be setback from road right of way lines and property lines as provided in Table 1101.04.02

4. Existing nonconforming structures, constructed prior to May 1, 2025 are eligible to be expanded or added onto, without Board of Adjustment approval, as long as the existing front, side or rear yard setback(s) is not further encroached upon.

Table 1101.04.02

	Residential Lots Legally Described or Platted prior to 5/1/2025			Residential Lots Legally Described or Platted after 4/30/2025			All other Permitted Uses, Special Permitted Uses and Conditional Uses			Lot Coverage
Agricultural Zone Residential Density Area	Front Yard *\$	Side Yard \$	Rear Yard \$	Front Yard *	Side Yard	Rear Yard ^	Front Yard *@\$	Side Yard @\$	Rear Yard @\$	25%
Agricultural Preservation	100'	25'	50'	100'	50'	50'	100'	50'	50'	25%
Corridor	100'	25'	50'	100'	50'	50'	100'	50'	50'	25%
NE Growth	100'	25'	50'	100'	50'	50'	100'	50'	50'	25%
Rural Residential#	25'	10'	20'	Not Applicable	Not Applicable	Not Applicable	*@\$	@\$	@\$	35%

* In the case of a corner lot, front yards shall be provided on both streets.

@ Or as determined by the Board of Adjustment

\$ Or the setback equal to structures existing on 5/1/2025

Closed District

Section 1101.08. Residential Building Eligibility

1. Each quarter section shall have a number of residential building eligibilities based upon the **Agricultural District Residential Density Area Overlay Map**. One residential building eligibility exists when all the following conditions are met:
 - a. There are no other dwellings exceeding the maximum number of residential building eligibilities on the quarter section.
 - b. The building site shall have a minimum lot area identified in Table 1101.04.01
 - c. Approval has been granted by the appropriate governing entity for access onto a public or private road.
 - d. The remaining portion of the quarter section is retained as agricultural land or in its present use.
2. A residential building eligibility may be used within an existing farmstead parcel provided:
 - a. A building eligibility exists on property contiguous to and under the same ownership as the farmstead.
 - b. There will be no more than two residential dwellings within the farmstead.
2. The transfer of a building eligibility from one parcel to another parcel when all the following conditions are met:
 - a. The transfer of building eligibility shall occur only between contiguous parcels under the same ownership. For purposes of this section, same ownership means: Two (2) or more parcels of land owned or controlled by an individual or combination of individuals, corporations,

partnerships, or other legal entities; with said owners described uniformly on the deed or other legally binding conveyance of each parcel.

- b. The parcel from which the eligibility is transferred shall continue as agricultural land or remain in its present use.
- c. Approval has been granted by the appropriate governing entity for access onto onto a public or private road.

Section 1101.09. Agricultural District Residential Density Area Overlay Maps

1. The Agricultural District Residential Density Area Overlay Map(s) are considered overlay district(s) that applies specific regulations and standards on top of the existing Agricultural Zoning District. Its primary function is to provide opportunities for various sized residential development lots while at the same time protecting the character of the Agricultural District.
2. The Agricultural District Residential Density Area Overlay Map has identified four distinct areas residential development with different development densities, lot area and yard setback requirements. They include:
 - a. Agricultural Preservation – Quarter sections not identified as “Corridor”, “NE Growth” or “Rural Residential” have been reserved for Agricultural Preservation where a maximum of two (2) residential development rights per quarter section on minimum five (5) acre parcels will be allowed.
 - b. Corridor – Quarter Sections adjacent to certain County paved roads were identified as quarter sections where up to three (3) residential development rights per quarter section on five (5) acre parcels will be allowed.
 - c. NE Growth – Quarter Sections adjacent to specific transportation corridors in Alban, Big Stone, Grant Center and Melrose Townships where identified as quarter sections where up to three (3) residential development rights per quarter section on five (5) acre parcels will be allowed. Two (2) acre residential development parcels may be developed as a Planned Unit Development with a minimum development area of twenty (20) acres.
 - d. Rural Residential – The Rural Residential Area is an area whereas of May 1, 2025 there exists a density of residential structures not normally found throughout the County. The Rural Residential Area is a closed zoning area where existing platted/legally described lots shall not be further subdivided nor will other areas of the County have the opportunity to be identified as Rural Residential in the future. Legal descriptions of Rural Residential Area include:

<u>Legal Description</u>	<u>Township Section Range</u>		<u>Legal Description</u>	<u>Township Section Range</u>		<u>Legal Description</u>	<u>Township Section Range</u>
<u>Block 1 Of Clark's Addition In Outlot A</u>	<u>6 120 49</u>		<u>Henze's Subdivision Lot 4 Block 1</u>	<u>8 120 48</u>		<u>Lot 1 Country Vista Subdivision</u>	<u>33 121 47</u>
<u>Block 2 Clarks Addition In Outlot A</u>	<u>6 120 49</u>		<u>Henze's Subdivision Lot 4 Block 2</u>	<u>8 120 48</u>		<u>Lot 1 Fenner/Mueller Subdivision</u>	<u>24 120 49</u>
<u>Henze's Subdivision Lot 1 Block 1</u>	<u>8 120 48</u>		<u>Henze's Subdivision Lot 4 Block 3</u>	<u>8 120 48</u>		<u>Lot 1 Fischer's Addition</u>	<u>18 120 48</u>
<u>Henze's Subdivision Lot 1 Block 3</u>	<u>8 120 48</u>		<u>Henze's Subdivision Lot 4 Block 4</u>	<u>8 120 48</u>		<u>Lot 1 Hansen Subdivision</u>	<u>34 121 47</u>
<u>Henze's Subdivision Lot 1 Block 4</u>	<u>8 120 48</u>		<u>Henze's Subdivision Lot 4 Block 7</u>	<u>8 120 48</u>		<u>Lot 1 Hegge Subdivision</u>	<u>6 121 46</u>
<u>Henze's Subdivision Lot 1 Block 7</u>	<u>8 120 48</u>		<u>Henze's Subdivision Lot 5 Block 1</u>	<u>8 120 48</u>		<u>Lot 1 Larry Peters Addition</u>	<u>33 121 47</u>
<u>Henze's Subdivision Lot 1 Block 8</u>	<u>8 120 48</u>		<u>Henze's Subdivision Lot 5 Block 1</u>	<u>8 120 48</u>		<u>Lot 1 Liebe's Sunrise Acres Subdivision</u>	<u>10 120 48</u>
<u>Henze's Subdivision Lot 10 Block 4</u>	<u>8 120 48</u>		<u>Henze's Subdivision Lot 5 Block 2</u>	<u>8 120 48</u>		<u>Lot 1 Of Outlot H</u>	<u>33 121 47</u>
<u>Henze's Subdivision Lot 101 Block 9</u>	<u>8 120 48</u>		<u>Henze's Subdivision Lot 5 Block 3</u>	<u>8 120 48</u>		<u>Lot 1 Popowski Subdivision</u>	<u>24 120 49</u>
<u>Henze's Subdivision Lot 102 Block 9</u>	<u>8 120 48</u>		<u>Henze's Subdivision Lot 5 Block 4</u>	<u>8 120 48</u>		<u>Lot 1 Reich's Fourth Addition</u>	<u>12 120 49</u>
<u>Henze's Subdivision Lot 11 Block 4</u>	<u>8 120 48</u>		<u>Henze's Subdivision Lot 6 Block 2</u>	<u>8 120 48</u>		<u>Lot 1 Reich's Third Addition</u>	<u>12 120 49</u>
<u>Henze's Subdivision Lot 12 Block 4</u>	<u>8 120 48</u>		<u>Henze's Subdivision Lot 6 Block 3</u>	<u>8 120 48</u>		<u>Lot 1 Schumacher's Third Addition</u>	<u>33 121 47</u>
<u>Henze's Subdivision Lot 13 Block 4</u>	<u>8 120 48</u>		<u>Henze's Subdivision Lot 6 Block 4</u>	<u>8 120 48</u>		<u>Lot 1 Second Fenner/Mueller Subdivision</u>	<u>24 120 49</u>
<u>Henze's Subdivision Lot 2 Block 1</u>	<u>8 120 48</u>		<u>Henze's Subdivision Lot 7 Block 4</u>	<u>8 120 48</u>		<u>Lot 1 Shaws Addition</u>	<u>3 120 49</u>

<u>Legal Description</u>	<u>Township Section Range</u>	<u>Legal Description</u>	<u>Township Section Range</u>	<u>Legal Description</u>	<u>Township Section Range</u>
Henze's Subdivision Lot 2 Block 3	8 120 48	Henze's Subdivision Lot 8 Block 4	8 120 48	Lot 1 Spors Subdivision	8 120 48
Henze's Subdivision Lot 2 Block 4	8 120 48	Henze's Subdivision Lot 9 Block 4	8 120 48	Lot 1 Sstc Subdivision	13 120 49
Henze's Subdivision Lot 2 Block 7	8 120 48	Johnsen's Lot B	33 121 47	Lot 1 Zielike Subdivision	4 120 48
Henze's Subdivision Lot 201 Block 9	8 120 48	Lot 1 Adler Addition	13 120 49	Lot 1, Block 1, Country Club Addition	25 121 48
Henze's Subdivision Lot 202 Block 9	8 120 48	Lot 1 Adler's Northgate Estates Addition	13 120 49	Lot 1, Block 2, Country Club Addition	25 121 48
Henze's Subdivision Lot 3 Block 1	8 120 48	Lot 1 Adler's Southgate Addition	13 120 49	Lot 1, Block 3, Country Club Addition	25 121 48
Henze's Subdivision Lot 3 Block 2	8 120 48	Lot 1 Beren's Subdivision	8 120 48	Lot 10 Adler's Southgate Addition	13 120 49
Henze's Subdivision Lot 3 Block 3	8 120 48	Lot 1 Block 1 Of Clark's Addition In Outlot A	6 120 49	Lot 10 Beren's Subdivision	8 120 48
Henze's Subdivision Lot 3 Block 4	8 120 48	Lot 1 Block 19	7 120 48	Lot 10 Fenner/Mueller Subdivision	24 120 49
Henze's Subdivision Lot 3 Block 7	8 120 48	Lot 1 Block 28	7 120 48	Lot 10 Hegge Subdivision	6 121 46
Henze's Subdivision Lot 3 Block 8	8 120 48	Lot 1 Country Acres Subdivision	18 120 48	Lot 10 Koopman's Addition A Subdivision Of Lot 3	33 121 47
Lot 10 Liebe's Sunrise Acres Subdivision	10 120 48	Lot 13 Shaws Addition	3 120 49	Lot 2 Hansen Subdivision	34 121 47
Lot 10 Shaws Addition	3 120 49	Lot 14 Adler's Southgate Addition	13 120 49	Lot 2 Hegge Subdivision	6 121 46
Lot 10 Zielike Subdivision	4 120 48	Lot 14 Beren's Subdivision	8 120 48	Lot 2 Liebe's Sunrise Acres Subdivision	10 120 48
Lot 10, Block 2, Country Club Addition	25 121 48	Lot 15 Adler's Southgate Addition	13 120 49	Lot 2 Of Outlot H	33 121 47
<u>Legal Description</u>	<u>Township Section</u>	<u>Legal Description</u>	<u>Township Section Range</u>	<u>Legal Description</u>	<u>Township Section Range</u>

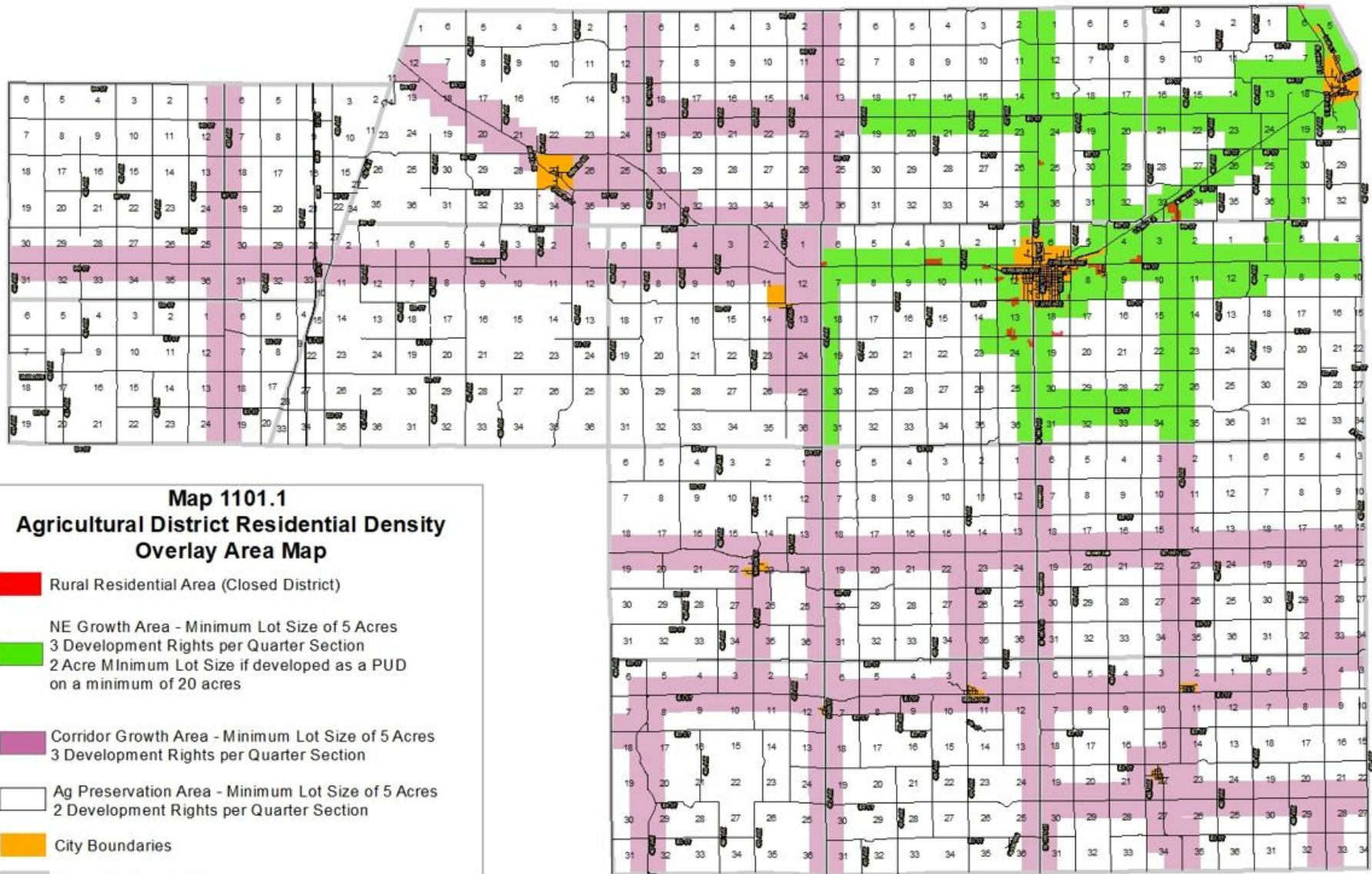
	<u>Range</u>								
Lot 10, Block 2, Country Club Addition	25 121 48		Lot 15 Beren's Subdivision	8 120 48		Lot 2 Schumacher's Third Addition	33 121 47		
Lot 10a Shaws Addition	3 120 49		Lot 16 Adler's Southgate Addition	13 120 49		Lot 2 Second Fenner/Mueller Subdivision	24 120 49		
Lot 11 Adler's Southgate Addition	13 120 49		Lot 16 Beren's Subdivision	8 120 48		Lot 2 Shaws Addition	3 120 49		
Lot 11 Fenner/Mueller Subdivision	24 120 49		Lot 17 Alder's Southgate Addition	13 120 49		Lot 2 Spors Subdivision	8 120 48		
Lot 11 Hegge Subdivision	6 121 46		Lot 17 Beren's Subdivision	8 120 48		Lot 2 Zielike Subdivision	4 120 48		
Lot 11 Koopman's Addition, A Subdivision Of Lot 3	33 121 47		Lot 18A Berens Subdivision	8 120 48		Lot 2, Block 1, Country Club Addition	25 121 48		
Lot 11 Liebe's Sunrise Acres Subdivision	10 120 48		Lot 19 Beren's Subdivision	8 120 48		Lot 2, Block 2, Country Club Addition	25 121 48		
Lot 11 Shaws Addition	3 120 49		Lot 1a Schumacher Subdivision	33 121 47		Lot 2, Block 3, Country Club Addition	25 121 48		
Lot 11 Zielike Subdivision	4 120 48		Lot 1a Shaws Addition	3 120 49		Lot 20 Beren's Subdivision	8 120 48		
Lot 11, Block 2, Country Club Addition	25 121 48		Lot 1b Schumacher Subdivision	33 121 47		Lot 21 Beren's Subdivision	8 120 48		
Lot 12 Adler's Southgate Addition	13 120 49		Lot 2 A Subdivision Of Lot 1 Gulcks Addition	11 120 49		Lot 2a Shaws Addition	3 120 49		
Lot 12 Beren's Subdivision	8 120 48		Lot 2 Adler Addition	13 120 49		Lot 2b	33 121 47		
Lot 12 Fenner/Mueller Subdivision	24 120 49		Lot 2 Adler's Northgate Estates Addition	13 120 49		Lot 3 Adler's Southgate Addition	13 120 49		
Lot 12 Koopman's Addition, A Subdivision Of Lot 3	33 121 47		Lot 2 Adler's Southgate Addition	13 120 49		Lot 3 Beren's Subdivision	8 120 48		
Lot 12 Liebe's Sunrise Acres Subdivision	10 120 48		Lot 2 Beren's Subdivision	8 120 48		Lot 3 Berkner's Second Addition	12 120 49		
Lot 12 Shaws Addition	3 120 49		Lot 2 Beren's Subdivision	8 120 48		Lot 3 Block 28	7 120 48		
Lot 12 Zielike Subdivision	4 120 48		Lot 2 Berkner's Second Addition	12 120 49		Lot 3 Country Acres Subdivision	18 120 48		
	<u>Township</u>			<u>Township</u>			<u>Township</u>		
<u>Legal Description</u>	<u>Section</u>		<u>Legal Description</u>	<u>Section</u>		<u>Legal Description</u>	<u>Section</u>		
	<u>Range</u>			<u>Range</u>			<u>Range</u>		
Lot 12, Block 2, Country Club	25 121 48		Lot 2 Block 19	7 120 48		Lot 3 Country Vista Subdivision	33 121 47		

<u>Addition</u>							
<u>Lot 13 Adler's Southgate Addition</u>	<u>13 120 49</u>		<u>Lot 2 Country Acres Subdivision</u>	<u>18 120 48</u>		<u>Lot 3 Fenner/Mueller Subdivision</u>	<u>24 120 49</u>
<u>Lot 13 Beren's Subdivision</u>	<u>8 120 48</u>		<u>Lot 2 Country Vista Subdivision</u>	<u>33 121 47</u>		<u>Lot 3 Hegge Subdivision</u>	<u>6 121 46</u>
<u>Lot 13 Fenner/Mueller Subdivision</u>	<u>24 120 49</u>		<u>Lot 2 Fenner/Mueller Subdivision</u>	<u>24 120 49</u>		<u>Lot 3 Liebe's Sunrise Acres Subdivision</u>	<u>10 120 48</u>
<u>Lot 3 Schumacher's Third Addition</u>	<u>33 121 47</u>		<u>Lot 4 Schumacher's Third Addition</u>	<u>33 121 47</u>		<u>Lot 503 Beren's Subdivision</u>	<u>8 120 48</u>
<u>Lot 3 Second Fenner/Mueller Subdivision</u>	<u>24 120 49</u>		<u>Lot 4 Second Fenner/Mueller Subdivision</u>	<u>24 120 49</u>		<u>Lot 504 Beren's Subdivision</u>	<u>8 120 48</u>
<u>Lot 3 Shaws Addition</u>	<u>3 120 49</u>		<u>Lot 4 Shaws Addition</u>	<u>3 120 49</u>		<u>Lot 505 Beren's Subdivision</u>	<u>8 120 48</u>
<u>Lot 3 Spors Subdivision</u>	<u>8 120 48</u>		<u>Lot 4 Spors Subdivision</u>	<u>8 120 48</u>		<u>Lot 506 Beren's Subdivision</u>	<u>8 120 48</u>
<u>Lot 3 Zielike Subdivision</u>	<u>4 120 48</u>		<u>Lot 4 Zielike Subdivision</u>	<u>4 120 48</u>		<u>Lot 507 Beren's Subdivision</u>	<u>8 120 48</u>
<u>Lot 3, Block 1, Country Club Addition</u>	<u>25 121 48</u>		<u>Lot 4, Block 1, Country Club Addition</u>	<u>25 121 48</u>		<u>Lot 508 Beren's Subdivision</u>	<u>8 120 48</u>
<u>Lot 3, Block 1, Country Club Addition</u>	<u>25 121 48</u>		<u>Lot 4, Block 2, Country Club Addition</u>	<u>25 121 48</u>		<u>Lot 5a Country Vista Subdivision</u>	<u>33 121 47</u>
<u>Lot 3, Block 2, Country Club Addition</u>	<u>25 121 48</u>		<u>Lot 4, Block 3, Country Club Addition</u>	<u>25 121 48</u>		<u>Lot 5a Shaws Addition</u>	<u>3 120 49</u>
<u>Lot 3, Block 2, Country Club Addition</u>	<u>25 121 48</u>		<u>Lot 4a Shaws Addition</u>	<u>3 120 49</u>		<u>Lot 5a, Block 2, Country Club Addition</u>	<u>25 121 48</u>
<u>Lot 3, Block 2, Country Club Addition</u>	<u>25 121 48</u>		<u>Lot 5 Bracht's Addition</u>	<u>12 120 49</u>		<u>Lot 6 Adler's Southgate Addition</u>	<u>13 120 49</u>
<u>Lot 3, Block 3, Country Club Addition</u>	<u>25 121 48</u>		<u>Lot 5 Country Acres Subdivision</u>	<u>18 120 48</u>		<u>Lot 6 Country Vista Subdivision</u>	<u>33 121 47</u>
<u>Lot 3a Shaws Addition</u>	<u>3 120 49</u>		<u>Lot 5 Fenner/Mueller Subdivision</u>	<u>24 120 49</u>		<u>Lot 6 Fenner/Mueller Subdivision</u>	<u>24 120 49</u>
<u>Lot 4 Adler's Northgate Estates Addition</u>	<u>13 120 49</u>		<u>Lot 5 Gulcks Addition</u>	<u>11 120 49</u>		<u>Lot 6 Gulcks Addition</u>	<u>11 120 49</u>
<u>Legal Description</u>	<u>Township Section Range</u>		<u>Legal Description</u>	<u>Township Section Range</u>		<u>Legal Description</u>	<u>Township Section Range</u>
<u>Lot 4 Adler's Southgate</u>	<u>13 120 49</u>		<u>Lot 5 Hegge Subdivision</u>	<u>6 121 46</u>		<u>Lot 6 Hegge Subdivision</u>	<u>6 121 46</u>

<u>Addition</u>									
<u>Lot 4 Beren's Subdivision</u>	<u>8 120 48</u>		<u>Lot 5 Liebe's Sunrise Acres Subdivision</u>	<u>10 120 48</u>		<u>Lot 6 Liebe's Sunrise Acres Subdivision</u>	<u>10 120 48</u>		
<u>Lot 4 Berkner's Second Addition</u>	<u>12 120 49</u>		<u>Lot 5 Second Fenner/Mueller Subdivision</u>	<u>24 120 49</u>		<u>Lot 6 Second Fenner/Mueller Subdivision</u>	<u>24 120 49</u>		
<u>Lot 4 Bracht's Addition</u>	<u>12 120 49</u>		<u>Lot 5 Shaws Addition</u>	<u>3 120 49</u>		<u>Lot 6 Shaws Addition</u>	<u>3 120 49</u>		
<u>Lot 4 Country Acres Subdivision</u>	<u>18 120 48</u>		<u>Lot 5 Spors Subdivision</u>	<u>8 120 48</u>		<u>Lot 6 Spors Subdivision</u>	<u>8 120 48</u>		
<u>Lot 4 Country Vista Subdivision</u>	<u>33 121 47</u>		<u>Lot 5 Whetstone Meadows Estates Subdivision</u>	<u>12 120 49</u>		<u>Lot 6 Whetstone Meadows Estates Subdivision</u>	<u>12 120 49</u>		
<u>Lot 4 Fenner/Mueller Subdivision</u>	<u>24 120 49</u>		<u>Lot 5 Zielike Subdivision</u>	<u>4 120 48</u>		<u>Lot 6 Zielike Subdivision</u>	<u>4 120 48</u>		
<u>Lot 4 Gulcks Addition</u>	<u>11 120 49</u>		<u>Lot 5, Block 1, Country Club Addition</u>	<u>25 121 48</u>		<u>Lot 6, Block 1, Country Club Addition</u>	<u>25 121 48</u>		
<u>Lot 4 Gulck's Second Addition</u>	<u>11 120 49</u>		<u>Lot 5, Block 2, Country Club Addition</u>	<u>25 121 48</u>		<u>Lot 6, Block 3, Country Club Addition</u>	<u>25 121 48</u>		
<u>Lot 4 Hegge Subdivision</u>	<u>6 121 46</u>		<u>Lot 5, Block 3, Country Club Addition</u>	<u>25 121 48</u>		<u>Lot 6a Shaws Addition</u>	<u>3 120 49</u>		
<u>Lot 4 Hegge Subdivision</u>	<u>6 121 46</u>		<u>Lot 501 Beren's Subdivision</u>	<u>8 120 48</u>		<u>Lot 6b, Block 2, Country Club Addition</u>	<u>25 121 48</u>		
<u>Lot 4 Liebe's Sunrise Acres Subdivision</u>	<u>10 120 48</u>		<u>Lot 502 Beren's Subdivision</u>	<u>8 120 48</u>		<u>Lot 7 Adler's Southgate Addition</u>	<u>13 120 49</u>		
<u>Lot 7 Country Vista Subdivision</u>	<u>33 121 47</u>		<u>Lot 9 Hegge Subdivision</u>	<u>6 121 46</u>		<u>Henze's Subdivision Lot 2 Block 2</u>	<u>8 120 48</u>		
<u>Lot 7 Fenner/Mueller Subdivision</u>	<u>24 120 49</u>		<u>Lot 9 Liebe's Sunrise Acres Subdivision</u>	<u>10 120 48</u>		<u>Lot 8 Zielike Subdivision</u>	<u>4 120 48</u>		
<u>Lot 7 Hegge Subdivision</u>	<u>6 121 46</u>		<u>Lot 9 Shaws Addition</u>	<u>3 120 49</u>		<u>Lot 8, Block 2, Country Club Addition</u>	<u>25 121 48</u>		
<u>Legal Description</u>	<u>Township Section Range</u>		<u>Legal Description</u>	<u>Township Section Range</u>		<u>Legal Description</u>	<u>Township Section Range</u>		
<u>Lot 7 Liebe's Sunrise Acres Subdivision</u>	<u>10 120 48</u>		<u>Lot 9 Zielike Subdivision</u>	<u>4 120 48</u>		<u>Lot 8, Block 3, Country Club Addition</u>	<u>25 121 48</u>		


<u>Lot 7 Shaws Addition</u>	<u>3 120 49</u>		<u>Lot 9, Block 2, Country Club Addition</u>	<u>25 121 48</u>		<u>Lot 8a Shaws Addition</u>	<u>3 120 49</u>
<u>Lot 7 Spors Subdivision</u>	<u>8 120 48</u>		<u>Lot 9, Block 3, Country Club Addition</u>	<u>25 121 48</u>		<u>Lot 8a, Block 2, Country Club Addition</u>	<u>25 121 48</u>
<u>Lot 7 Zielike Subdivision</u>	<u>4 120 48</u>		<u>Lot 9, Block 3, Country Club Addition</u>	<u>25 121 48</u>		<u>Lot 9 Adler's Southgate Addition</u>	<u>13 120 49</u>
<u>Lot 7, Block 3, Country Club Addition</u>	<u>25 121 48</u>		<u>Lot 9a Shaws Addition</u>	<u>3 120 49</u>		<u>Lot 9 Country Vista Subdivision</u>	<u>33 121 47</u>
<u>Lot 7a Shaws Addition</u>	<u>3 120 49</u>		<u>Lot D</u>	<u>33 121 47</u>		<u>Lot 9 Fenner/Mueller Subdivision</u>	<u>24 120 49</u>
<u>Lot 7a, Block 2, Country Club Addition</u>	<u>25 121 48</u>		<u>Lot G</u>	<u>33 121 47</u>		<u>Ne1/4ne1/4nw1/4 Ex Lt 1 Popowski Subdiv</u>	<u>24 120 49</u>
<u>Lot 8 Adler's Southgate Addition</u>	<u>13 120 49</u>		<u>Lot H 2</u>			<u>N 300' Of The E 500' In Ne Corner Of Nw1/4 (3.44 A)</u>	<u>13 120 49</u>
<u>Lot 8 Country Vista Subdivision</u>	<u>33 121 47</u>		<u>Lot J</u>	<u>33 121 47</u>		<u>Lot 1 Shane Zemlicka Subdivision In Ne1/4</u>	<u>24 120 49</u>
<u>Lot 8 Hegge Subdivision</u>	<u>6 121 46</u>		<u>Lot K1 Schumacher Addition</u>	<u>33 121 47</u>		<u>Lot 2a Of Sub Div Of Lot 2 Schumacher's Sub Div</u>	<u>33 121 47</u>
<u>Lot 8 Liebe's Sunrise Acres Subdivision</u>	<u>10 120 48</u>		<u>Lot K2 Schumacher Addition</u>	<u>33 121 47</u>		<u>Lot K3 Schumacher Addition</u>	<u>33 121 47</u>
<u>Lot 8 Shaws Addition</u>	<u>3 120 49</u>		<u>Lot L</u>	<u>33 121 47</u>		<u>Lot 7, Block 2, Country Club Addition</u>	<u>25 121 48</u>
<u>Lot 8 Spors Subdivision</u>	<u>8 120 48</u>		<u>Schumacher's Outlot</u>	<u>33 121 47</u>		<u>Lot 5 Adler's Southgate Addition</u>	<u>13 120 49</u>
<u>Lot 8 Whetstone Meadows Estates Subdivision</u>	<u>12 120 49</u>		<u>E 150' Of W225' Of N 150' Of S1/2nw1/4</u>	<u>25 121 48</u>		<u>Henze's Subdivision Lot 1 Block 2</u>	<u>8 120 48</u>
<u>N1/2sw1/4nw1/4 Ex Rr Rty & Ex Lots 1 & 2 Hansens Subdiv</u>	<u>34 121 47</u>						


3. The Agricultural District Residential Density Area Overlay Map(s) are adopted as an addendum to the Official Zoning Map.





Map 1101.2 **Agricultural District Residential Density** **Overlay Area Map**

 Rural Residential Area (Closed District)

 NE Growth Area - Minimum Lot Size of 5 Acres
 3 Development Rights per Quarter Section
 2 Acre Minimum Lot Size if developed as a PUD
 on a minimum of 20 acres

 Corridor Growth Area - Minimum Lot Size of 5 Acres
 3 Development Rights per Quarter Section

 Ag Preservation Area - Minimum Lot Size of 5 Acres
 2 Development Rights per Quarter Section

 City Boundaries

 Township Boundaries

