

SPINK COUNTY PLANNING AND ZONING BOARD
May 29, 2012 Minutes

The Spink County Planning and Zoning Board met on May 29, 2012, at 10:00 am. Members present included Craig Johnson, David Albrecht, Jeff Albrecht, Brian Johnson, Gerald Zerbel, Planning and Zoning Administrator Heather Jordan, and Director of Equalization Kim Markley. Also present were Del Palmer, Jamie McNutt, Mike Jeschke, Dave Thorson, and Jay Cook from Helms & Associates.

Motion by Brian Johnson, second by Craig Johnson to approve the agenda and minutes as presented. Motion carried. A copy is available for viewing in the Equalization Office.

Old Business: Del Palmer appeared before the board to request clarification on the Planning and Zoning Board's decision to deny his variance request for the property located at Original Block 6, Lots 1-2, Frankfort City on May 15, 2012. Discussion was held on pole building structures within city limits and the purpose of constructing the building. Palmer circulated a brochure that pictured the Morton-style of building that he would like to construct that will be 30' x 48' and will now meet current Rural Urban setbacks. Palmer stated that the garage will be used for personal storage. It was the consensus of the board to advise Palmer to contact the City of Frankfort and the United Methodist Church of his revised plans before purchasing a building permit.

- Special Exception

A special exception public hearing was held for the City of Northville to expand their current lagoon site into the five-acre site at the following location: City of Northville, Lot 2 of the Northville Lagoon Subdivision, SW ¼ 32-120-64, Northville Township. Adjacent landowners Mike Jeschke and Dave Thorson appeared in opposition to the special exception. Jay Cook from Helms & Associates was also present to state that the purpose of the special exception is to construct a discharge lift station and forcemain for the wastewater treatment plant and rehabilitation of the collection system lift station at the Northville Lagoon site. Jeschke and Thorson were concerned about the flow of water and that the water is higher than the current road which jeopardizes the road. Thorson has lost approximately 30-40 acres of cropland due to increased soil salinity and rising water in STR 32-120-64. The ditch is currently full of water and has nowhere to go. According to Cook, the north cell of the current lagoon site has a synthetic liner and the pond is not leaking. The plan, when it becomes necessary, is to create an additional cell with extra capacity which will be a wetland similar to the current cell. In addition, Cook reported that the current lagoon system is an automatic system that flows into the second wetland cell and when cell #1 is full. This process has been designed and approved by the State of South Dakota Dept. of Environment and Natural Resources. Thorson and Jeschke stated that they were not contacted back in 2002 when the lagoon project was started and would like a copy of

today's meeting minutes. Cook stated that there was not an immediate urgency for the special exception, but that the City of Northville would like to have a contingency plan for expansion into the additional lagoon cell in place as needed. The Commissioners would like Zoning Administrator Jordan to contact Spink County Highway Supt. Jeff Haessig for his assessment on the condition of the road and gather more input from the Northville Township Board. Motion by Jeff Albrecht, seconded by Craig Johnson, to table the special exception, with all present voting Aye. Motion carried.

- Special Exception

A special exception public hearing was held for James & Glenda McNutt to build a 30' x 50' shop to operate a taxidermy business at the following location: Wolf Lot 1, NE ¼ 15-116-61, Belle Plaine Township. A phone call in support of the special exception was taken from Riverview, LLP and adjacent neighbor, Eric Meier also stated that he did not have an issue with the request. A motion was made by Craig Johnson, seconded by Jeff Albrecht, to approve the special exception, with all present voting Aye. Motion carried.

Motion was made by Brian Johnson and second by Jeff Albrecht to adjourn as Planning & Zoning Board and reconvene as County Commission at 10:42 am.

Attest

Heather Jordan

Spink County Planning & Zoning

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