

CALL TO ORDER

THE TURNER COUNTY BOARD OF ADJUSTMENT MET ON TUESDAY AUGUST 27, 2024, IN THE TURNER COUNTY COMMISSION ROOM. MEETING WAS CALLED TO ORDER AT 11:30 BY CHAIRMAN SCHMEICHEL.

ROLL CALL

MEMBERS PRESENT WERE CHAIRMAN SCHMEICHEL, COMMISSIONER MILLER, COMMISSIONER HAASE, ALTERNATE AUSTIN AND ALTERNATE HYBERTSON.

APPROVAL OF MEETING AGENDA

CHAIRMAN SCHMEICHEL ASKED IF THERE WERE ANY CHANGES TO TODAY'S AGENDA. NO CHANGES PROPOSED. A MOTION TO APPROVE TODAY'S AGENDA WAS MADE BY COMMISSIONER HAASE. THE SECOND WAS MADE BY COMMISSIONER MILLER. VOICE VOTE WAS TAKEN YEAS: ALL. NAYS: NONE. MOTION CARRIED

APPROVAL OF THE MEETING MINUTES

CHAIRMAN SCHMEICHEL ASKED IF THERE ANY CHANGES TO THE MEETING MINUTES FROM AUGUST 6, 2024. NO CHANGES PROPOSED. A MOTION TO APPROVE THE AUGUST 6, 2024, MEETING MINUTES WAS MADE BY COMMISSIONER MILLER. A SECOND WAS MADE BY ALTERNATE AUSTIN. VOICE VOTE WAS TAKEN YEAS: ALL. NAYS: NONE. MOTION CARRIED.

PUBLIC HEARINGS

AT 11:32 A HEARING WAS HELD FOR EAST RIVER ELECTRIC COOPERATIVE, INC AND SMIT FAMILY FARMS LLC WHO PETITIONED THE BOARD FOR A CONDITIONAL USE PERMIT FOR AN ELECTRICAL SUBSTATION. IN ATTENDANCE FROM EAST RIVER ELECTRIC TO PRESENT THE APPLICATION WAS JERAE WIRE AND JOHN AUS. PRESENT FROM SOUTHEASTERN ELECTRIC WAS TODD NELSON AND CHAD KINSLEY. LANDOWNERS DAVE AND CATHY SMIT WERE PRESENT AS WELL. JERAE WIRE AND JOHN AUS PRESENTED A POWER POINT PRESENTATION TO THE BOARD. THE PRESENTATION INCLUDED INFORMATION ABOUT THE PROJECT, SITE PLAN, AND THE REASON FOR THE PROJECT. THE PRESENTATION INCLUDED THE CURRENT SUBSTATION FOR REFERENCE. BOARD MEMBERS ASKED QUESTIONS RELATING TO THE PROJECT. REASONING FOR THE PROJECT AND THE LOCATION. ANSWERING QUESTIONS WERE JERAE WIRE, JOHN AUS, AND CHAD KINSLEY. THE EXPLANATION BEHIND THE LOCATION OF THE PROPOSED SUBSTATION WAS BECAUSE OF THE WAPA (WESTERN AREAS POWER ADMINISTRATION) LINE THAT IS EXISTING. THE FURTHER THE SUBSTATION IS AWAY FROM THE WAPA LINE, THE MORE COSTLY THE PROJECT WOULD BECOME. ANOTHER REASON FOR THE LOCATION WAS FINDING A LANDOWNER WHO WAS WILLING TO SELL LAND FOR THE PROJECT. EAST RIVER ELECTRIC STATES THEY COMPLETED RESEARCH INTO FINDING THE BEST LOCATION AND TALKED WITH LANDOWNERS AT THE PROPOSED SUBSTATIONS INTERSECTION. CHAIRMAN SCHMEICHEL OPENED THE FLOOR TO OPPOSITION OF THE PROJECT. PLANNING AND ZONING DIRECTOR DAISY JOHNSON NOTED THAT THERE WERE TWO LETTERS SUBMITTED IN OPPOSITION TO THE PROPOSED ELECTRICAL SUBSTATION. ONE FROM ALLISON HINTZ AND ONE FROM LINDA NELSON. A COPY OF THESE LETTERS WAS PROVIDED TO EACH BOARD MEMBER. ANGIE BOYER SPOKE IN OPPOSITION TO THE PROJECT WITH CONCERNS OF THE LACK OF COMMUNICATION FROM SOUTHEASTERN

ELECTRIC AND EAST RIVER ELECTRIC, THE LOCATION BEING CLOSE TOWN AND HER HOME. SHE ALSO SHARED CONCERNS OF THE POWERLINES IN THE RIGHT OF WAY AND WOULD ENCOURAGE THE APPLICANTS TO FIND A DIFFERENT LOCATION. ANDREA HENDRICKSON SPOKE IN OPPOSITION AND SHARED CONCERNS OF THE LOCATION CLOSE TO THE SCHOOL, THE EMFS IN THE POWERLINES, AND SHE SHARED INFORMATION OF STUDIES FROM AUSTRALIA THAT THERE ARE HEALTH EFFECTS FROM POWERLINES AND ELECTRICAL SUBSTATIONS. MITCH PETERSON SPOKE IN OPPOSITION AND SHARED CONCERNS ABOUT THE MGS COMPARABLE PROVIDED BY THE PRESENTATION BEING RIDICULOUS AND FEELS THERE SHOULD BE A BETTER LOCATION FOR THE PROPOSED SUBSTATION. HE ALSO SHARED CONCERNS OF THE POWERLINES BEING IN THE RIGHT OF WAY CLOSE TO HOMES. LYNETTE ALMOND SPOKE IN OPPOSITION TO THE PROPOSED SUBSTATION SHARING CONCERNS OF LOCATION BEING CLOSE TO HER NEW HOME BEING BUILT, THE HEALTH RISKS, THE EFFECTS OF THE PROPERTY VALUES IN THE AREA, AND SHE FEELS THE DISTANCE IS JUST TOO CLOSE TO ALL THE SURROUNDING HOMES AND THE CITY OF HURLEY. AMANDA BOYD SPOKE IN OPPOSITION OF THE PROJECT AND SHARED CONCERNS ABOUT THE LOCATION BEING CLOSE TO THE SCHOOL AND THE EFFECTS IT COULD HAVE ON THE CHILDREN, AND AS A FIRST RESPONDER SHE HAS CONCERNS OF CHILDREN BEING ABLE TO GET TO THE SUBSTATION AND GETTING INJURED. CHRIS RICHARDS SPOKE IN OPPOSITION TO THE PROJECT. HE SHARED CONCERNS OF THE UNKNOWN CONSEQUENCES OF AN ELECTRICAL SUBSTATION AND THAT FINANCIAL IMPACT TO OTHERS. CHAIRMAN SCHMEICHEL OPENED THE FLOOR TO ANYONE IN FAVOR OF THE CONDITIONAL USE PERMIT. DAVE AND KATHY SMIT SPOKE IN FAVOR OF THE PROJECT. THEY STATE THEY HAVE LIVED NEAR THE WAPA LINE SINCE 1959 AND HAVE HAD NO HEALTH ISSUES AND FEEL THIS WOULD BENEFIT THE SOUTHEASTERN CUSTOMERS. RAY CHRISTOPHERSON SPOKE IN FAVOR OF THE SUBSTATION. SHARED HE DOESN'T FEEL THE HURLEY SCHOOL IS TOO CLOSE AS THE LINES HAVE BEEN PRESENT FOR MANY YEARS WITH NO ISSUES AND THAT MANY PEOPLE HAVE DIFFERENT OPINIONS OF NOISE. JOHN AUS FROM EAST RIVER ELECTRIC SPOKE AGAIN STATING THE CONDITIONAL USE IS AN ACCEPTED USE IN THE AREA AND THAT THE SITE HAS BEEN SELECTED FOR MANY REASONS. THERE ARE NO CODES OR SAFETY VIOLATIONS WITH THIS PROJECT. ANDREA HENDRICKSON SPOKE STATING THAT SHE IS NOT OPPOSED TO THE PROJECT JUST THE LOCATION OF THE PROJECT IS CONCERNING. JOSH BOYER SPOKE IN OPPOSITION STATING THERE WAS NO HUMAN FACTOR IN THE DECISION MAKING OF THE PROPOSED LOCATION FOR THE ELECTRICAL SUBSTATION. SPOKE OF ORDINANCES STATING THAT ELECTRICAL SUBSTATIONS ARE NOT ALLOWED WITHIN ONE MILE FROM A MUNICIPALITY. TREVOR MANSFIELD SPOKE IN OPPOSITION AND AGREED WITH WHAT HAS BEEN SAID BY OTHERS. CATHY SMIT SPOKE IN FAVOR OF THE PROJECT STATING THAT THE SIOUX FALLS SUBSTATION HAS HOMES RIGHT ACROSS THE STREET AND IT DOESN'T SEEM TO BE AN ISSUE. CHAIRMAN SCHMEICHEL CLOSED PUBLIC COMMENT. THE BOARD HELD MORE DISCUSSIONS. A MOTION WAS MADE BY ALTERNATE AUSTIN WITH THE CONDITIONS OF PLANTING 3 ROWS OF TREES WITH THE RECOMMENDATION OF NRCS ON THE EAST, NORTH, AND WEST SIDE OF THE PROPERTY WITHIN ONE YEAR AFTER CONSTRUCTION COMPLETION. ANOTHER CONDITION WOULD BE COMPLETING A ROAD HAUL AGREEMENT WITH TURNER COUNTY. A SECOND WAS MADE BY COMMISSIONER HAASE. ROLL CALL VOTE WAS TAKEN YEAS: HAASE, AUSTIN, SCHMEICHEL. NAYS: HYBERTSON, MILLER. MOTION PASSED.

PUBLIC INPUT

THERE WAS NO PUBLIC INPUT

ADDITIONAL ITEMS

THERE WAS NO ADDITIONAL ITEMS DISCUSSED

NEXT REGULARLY SCHEDULED MEETING

THE NEXT REGULARLY SCHEDULED MEETING WILL BE SEPTEMBER 10, 2024.

ADJORNMENT

MOTION BY COMMISSIONER HAASE TO ADJORN THE MEETING. A SECOND MADE BY ALTERNATE HYBERTSON. VOICE VOTE WAS TAKEN YEAS: ALL. NAYS: NONE. MEETING ADJORNED AT 12:55PM.