

CALL TO ORDER

THE TURNER COUNTY BOARD OF ADJUSTMENT MET ON TUESDAY SEPTEMBER 10, 2024, IN THE TURNER COUNTY COMMISSION ROOM. MEETING WAS CALLED TO ORDER AT 11:00AM BY CHAIRMAN SCHMEICHEL.

ROLL CALL

MEMBERS PRESENT WERE CHAIRMAN SCHMEICHEL, COMMISSIONER MILLER, COMMISSIONER HAASE AND COMMISSIONER CIAMPA.

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 MILLER. THE SECOND WAS MADE BY COMMISSIONER HAASE. 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 27, 2024. NO CHANGES PROPOSED. A MOTION TO APPROVE THE AUGUST 27, 2024, MEETING MINUTES WAS MADE BY COMMISSIONER HAASE. A SECOND WAS MADE BY COMMISSIONER MILLER. VOICE VOTE WAS TAKEN YEAS: ALL. NAYS: NONE. MOTION CARRIED.

PUBLIC HEARINGS

AT 11:04AM A HEARING WAS HELD FOR DAVID AND KIMBERLY KLOCK WHO PETITIONED THE BOARD FOR A VARIANCE ON SETBACKS AT THEIR PROPERTY FOR THE PURPOSE OF ADDING ON A TWO STALL GARAGE. DAVID AND KIMBERLY WERE IN ATTENDANCE AND EXPLAINED THEIR APPLICATION TO THE BOARD. THE BOARD HELD DISCUSSION AND ASKED QUESTIONS OF THE APPLICANT. NO OPPOSITION WAS PRESENT. A MOTION WAS MADE BY COMMISSIONER HAASE TO APPROVE THE VARIANCE OF 49' FRONTYARD SETBACK. A SECOND WAS MADE BY COMMISSIONER CIAMPA. ROLL CALL VOTE WAS TAKEN: YAYS: CIAMPA, HAASE, SCHMEICHEL, NAYS: MILLER. MOTION CARRIED.

PUBLIC INPUT

THE FLOOR WAS OPEN TO PUBLIC COMMENT. TODD CHRISTENSEN PROVIDED PUBLIC COMMENT AND A HANDOUT TO THE BOARD REGARDING WIND ENERGY SYSTEMS. HE RAISED CONCERNS ABOUT SNOW REMOVAL AND VACATED ROADS IF A WIND ENERGY PROJECT CAME TO TURNER COUNTY. HE ALSO RAISED CONCERNS OF THE DECOMMISSIONING AND LIABILITY OF A WIND ENERGY PROJECT. HE DISCUSSED YANKTON COUNTY AND THE ORDINANCE CHANGES BEING PROPOSED THERE.

PUBLIC HEARINGS

AT 11:20AM A HEARING WAS HELD FOR CHRISTIAN SANCHEZ WHO PETITIONED THE BOARD FOR A REZONE OF ONE ACRE OF HIS NON-AG PROPERTY TO BECOME RURAL RESIDENTIAL FOR THE PURPOSE OF OBTAINING AN ADDITIONAL BUILDING ELIGIBILITY. SANCHEZ WAS IN ATTENDANCE

AND EXPLAINED HIS APPLICATION AND ANSWERED QUESTIONS OF THE BOARD. THE OPPOSITION PRESENT WAS TRACY STENSAAS WHO WAS CONCERNED ABOUT EMERGENCY SERVICES TO THE AREA, WINTER AND FLOOD TRAFFIC, AND THE CONCERN OF MORE HOMES ADDING MORE SEWAGE AND SERVICES TO THE AREA. RYAN WALNTER SHARED CONCERNS OF FOLLOWING THE COMPREHENSIVE PLAN AND WANTING TO KEEP THE AREA AG. KENNY AYLWARD WHO SHARED CONCERNS OF DRIVEWAYS IN A SHORT DISTANCE AND THE INCREASE IN TRAFFIC. SHARED CONCERNS OF WATER PRESSURE IS LACKING ALREADY WITHOUT ADDING MORE HOMES TO THE LINE. KANDIS MOORE SPOKE IN OPPOSITION SHARING CONCERNS OF TRAFFIC AND THE INFRASTRUCTURE NOT BEING PRESENT TO SUPPORT MORE HOMES. FEELS IT IS NOT SUSTAINABLE IN THE AREA TO HAVE MORE DEVELOPMENT AT THIS TIME. DOYLE FISCHER SPOKE IN OPPOSITION OF THE PROJECT SHARING CONCERNS OF THE INCREASE IN TRAFFIC, WATER, AND SAFETY. HE SHARED HE AGREES WITH THE OTHER OPPOSITION POINTS. STACY LOTTMAN SPOKE IN OPPOSITION FOR HER AND HER HUSBAND MARK. STATING, THEY OPPOSE THE PROJECT DUE TO THE DEVELOPERS LERKING AROUND WAITING TO DEVELOP MORE AREA IN HOME TOWNSHIP. ENCOURAGED THE BOARD TO KEEP THE AREA RURAL. ZONING DIRECTOR DAISY JOHNSON PROVIDED AN EMAIL OF OPPOSITION FROM SARAH WALTNER. THE BOARD WAS PROVIDED A COPY OF THE EMAIL. SANCHEZ SPOKE AGAIN STATING HE IS GOING THROUGH THE PROCESS TO DO THIS THE RIGHT WAY AND WANTS TO HAVE WHAT SOME OF THE NEIGHBORS HAVE. COMMISSIONER MILLER MADE THE MOTION TO RECOMMEND APPROVAL OF THE REZONE FROM AGRICULTURAL TO RURAL RESIDENTIAL DISTRICT TO THE TURNER COUNTY COMMISSION. A SECOND WAS MADE BY COMMISSIONER HAASE. ROLL CALL VOTE WAS TAKEN: YAYS: MILLER, NAYS: CIAMPA, HAASE, SCHMEICHEL. MOTION FAILED.

LEVI JAYOM, REPRESENTATIVE OF SECOG WAS IN ATTENDANCE TO PRESENT A DRAFT OF UPDATED MAPS FOR THE COMPREHENSIVE PLAN. A DRAFT WAS PROVIDED TO THE BOARD. DISCUSSION WAS HELD ABOUT THE PLAN.

ADDITIONAL ITEMS

THERE WAS NO ADDITIONAL ITEMS DISCUSSED

NEXT REGULARLY SCHEDULED MEETING

THE NEXT REGULARLY SCHEDULED MEETING WILL BE OCTOBER 8, 2024.

ADJORNMENT

CHAIRMAN SCHMEICHEL DECLARED THE MEETING ADJORNED AT 12:15PM.