

Meeting Minutes
Groton Planning and Zoning Commission
May 23, 2022
6:00 PM

MEMBERS PRESENT: Les Hinds, President
 Gordon Nelson, Vice-President
 Jeff Steen, Secretary
 Doug Hamilton
 Chris Khali
 Douglas Heinrich, Zoning Administrator
 April Abeln, Assistant Zoning Administrator

MEMBERS ABSENT: Jon Cutler, City Council Representative

The meeting was called to order by Hinds.

The April 25, 2022 meeting minutes were presented and reviewed. Hamilton made a motion to approve the minutes as written. Nelson seconded the motion. All voted aye.

NorthWestern Energy; 307 East Aspen Avenue; Groton, SD requested a Special Exception to Chapter 13, Section 13.0104 of the Groton Zoning Ordinance. The requested Special Exception is for the presence of a utility substation on property legally described as NWE Groton Substation Two. Steen made a motion to approve the requested Special Exception for the presence of a utility substation within a General Industrial District. Hamilton seconded the motion. All voted aye.

Nancy Cutler on behalf of Craig Harrison (POA for C. Vergene Harrison) presented a Plat for the Harrison First Addition to the City of Groton. This Plat proposed vacating Lot 2, Krause's Replat of Lots 9-14, Block 8 Randall's Addition and vacating Lots 15-16 Block 8 Randall's Addition. The Commission conducted the Preliminary Hearing for the Plat of the Harrison First Addition. Nelson made a motion to approve the Plat, Khali seconded the motion. All voted aye. The Commission then conducted the Final Hearing for the Plat of the Harrison First Addition. Hamilton made a motion to approve the Plat, Steen seconded the motion. All voted aye.

Nancy Cutler on behalf of Craig Harrison (POA for C. Vergene Harrison); 1101 North Broadway Street; Groton, SD requested a Variance to Chapter 9, Section 9.0106 of the Groton Zoning Ordinance. The requested Variance is for an existing garage within 3 feet of the North lot line on property legally described as Lots 15-16 Block 8 Randall's Addition to be re-platted as Harrison First Addition. Nelson made a motion to approve the requested Variance for the existing garage within 3 feet of the North lot line within a Residential (R-1) District. Khali seconded the motion. All voted aye.

Jake Unzen, representative of the Olive Grove Golf Course, came before the Planning & Zoning Commission to discuss the addition of an Olive Grove Golf Course advertisement sign on their property. Khali made a motion to amend the minutes from the January 23, 2017 meeting to allow for the placement of advertising signs in three locations instead of the two that were previously approved. Hamilton seconded the motion. All voted aye.

Ronald Rehfuss; 207 North 3rd Street; Groton, SD requested (via telephone) a Variance to Chapter 9, Section 9.0106 of the Groton Zoning Ordinance. The requested Variance is for the construction of a garage within 3.5 feet of the North lot line on property legally described as Lot 10 Block 2 Original Plat. Khali made a motion to approve the requested Variance for the construction of a garage within 3.5 feet of the North lot line within a Residential (R-1) District. Nelson seconded the motion. All voted aye.

The next Planning & Zoning Commission meeting was set for June 27, 2022 at 6:00 p.m.

The meeting was adjourned by Hinds.