

**Meeting Minutes**  
**Groton Planning and Zoning Commission**  
**May 24, 2021**  
**6:00 PM**

MEMBERS PRESENT:      Les Hinds, President  
                                 Gordon Nelson, Vice-President  
                                 Jeff Steen, Secretary  
                                 Chris Khali  
                                 Doug Hamilton  
                                 Jon Cutler, City Council Representative  
                                 April Abeln, Assistant Zoning Administrator

MEMBERS ABSENT:      None

The meeting was called to order by Hinds.

The January 25, 2021 meeting minutes were presented and reviewed. Nelson made a motion to approve the minutes as written. Hamilton seconded the motion. All voted aye.

Mark Sayler; 1502 North Broadway; Groton, SD requested a Variance from Chapter 10, Section 10.0105 of the Groton Zoning Ordinance for the reduction in front yard setback distances from 30 feet to 13 feet from the east property line. The requested Variance is for the placement of additional mobile homes on property legally described as Lot A & B Doeringsfeld Outlot 3. The approval of the requested Variance is contingent upon completion of a One-Call Locate for purposes of identifying the current location of all utilities within the property. Hamilton made a motion to approve the requested Variance for the 17-foot reduction in front yard minimum setback distance within a Residential (R-2) District. Nelson seconded the motion. All voted aye.

Greg Heilman; Groton, SD requested a Special Exception to Chapter 14, Section 14.0104 of the Groton Zoning Ordinance. The requested Special Exception is for the construction of both single-family and multi-family dwellings at 29 North Main Street in Groton on property legally described as Original Addition, Block 5, Lots 19 & 20. Khali made a motion to approve the requested Special Exception for the addition of the family dwellings within a Commercial (C-1) District. Hamilton seconded the motion. All voted aye.

Richard Kolker presented a Plat for the Kolker First Subdivision to the City of Groton. This Plat proposed vacating C & NW Outlot 1 in the SE<sup>1</sup>/<sub>4</sub> of Section 19, T123N, R60W. The Commission conducted the Preliminary Hearing for the Plat of the Kolker First Subdivision. Hamilton made a motion to approve the Plat, Nelson seconded the motion. All voted aye. The Commission then conducted the Final Hearing for the Plat of the Kolker First Subdivision. Kahli made a motion to approve the Plat, Steen seconded the motion. All voted aye.

The next Planning & Zoning Commission meeting was set for June 28, 2021 at 6:00 p.m.

The meeting was adjourned by Hinds.