

**Meeting Minutes**  
**Groton Planning and Zoning Commission**  
**July 27, 2015**  
**7:00 PM**

MEMBERS PRESENT:      Les Hinds, President  
                                 Gordon Nelson, Vice-President  
                                 Jeff Steen, Secretary  
                                 Sherwin Nyberg  
                                 Chris Khali  
                                 Dave Blackmun, City Council Representative  
                                 April Abeln, Assistant Zoning Administrator

MEMBERS ABSENT:      None

The meeting was called to order by Hinds.

The June 22, 2015 meeting minutes were presented and reviewed. Nyberg made a motion to approve the minutes as written. Nelson seconded the motion. All voted aye.

The commission reviewed the Application for Variance from Zoning Ordinance submitted by Clint and Audrey Jacobson; 13402 Sunset Drive; Groton, SD. The Jacobson's requested a variance of Title 8, Section 8.0106 of the Groton Zoning Ordinance for the reduction in front yard setback distance from 60 feet to 30 feet. The requested variance is for the construction of homes on property legally described as Sunset Ridge Estates 1<sup>st</sup> Extension, Lots 2, 4 and 5. Per the Jacobson's request, this variance request was removed from the agenda. Khali made a motion to remove the requested variance for the 30 foot reduction in the front yard minimum setback distance within an Agricultural Fringe Protection (Ag) District. Nyberg seconded the motion. All voted aye.

The commission discussed the proposal from Brown County regarding revising the joint jurisdiction map with the City of Groton. The current joint jurisdiction boundary is essentially a circular shape located 1 mile beyond the city limits of Groton. The revised joint jurisdiction map would instead utilize section and/or quarter lines to square up the joint jurisdiction boundary around the City of Groton. Nelson made a motion to approve the City Council's resolution for squaring off the joint jurisdiction boundary around the City of Groton. Nyberg seconded the motion. All voted aye.

The commission reviewed the Application for Variance from Zoning Ordinance submitted by Lisa Harry; 607 North 1<sup>st</sup> Street; Groton, SD. Harry requested a variance of Title 9, Section 9.0106 of the Groton Zoning Ordinance for the reduction in rear yard setback distance from 7 feet to 5 feet. The requested variance is for the placement of a shed on property legally described as 1<sup>st</sup> Addition, Block 17, Lots 9 & 10. There was no written or verbal opposition received regarding the variance request. Nyberg made a motion to approve the requested variance for the 2 foot reduction in the rear yard minimum setback distance within a Residential 1 (R1) District. Khali seconded the motion. All voted aye.

The commission reviewed the Application for Variance from Zoning Ordinance submitted by Jesse Anderson; 108 North 2<sup>nd</sup> Street; Groton, SD. Anderson requested a variance of Title 9, Section 9.0106 of the Groton Zoning Ordinance for the reduction in side yard setback distance from 7 feet to 1 foot. The requested variance is for the placement of a 16 x 24 foot shed on property legally described as Original Plat, Block 12, Lot 7. There was no written or verbal opposition received regarding the variance request, but a letter was received by Kerry Belden regarding the requested variance. Anderson was informed of the contents of the Belden letter. Khali made a motion to approve the requested variance for the 6 foot reduction in the side yard minimum setback distance within a Residential 1 (R1) District. Nyberg seconded the motion. All voted aye.

The next Planning & Zoning Commission meeting was set for August 24, 2015 at 7:00 p.m.

The meeting was adjourned by Hinds.