

**McPherson County Zoning and Variance Board**  
**Unapproved Meeting Minutes**  
**October 13, 2020**

The McPherson County Zoning Board meeting was called to order by Chairman Jeff Neuharth on October 13, 2020 at 9:05 AM. Members present included George Hulscher, Alvin Kallas, Dan Mettler and Richard Kolb. Also present were Paul Letsche from East River Electric, Pat Lapka of Leola, Lanette Butler, Brooke Graves. Eric Senger from NECOG joined the meeting at 9:15 AM.

No conflicts of interest were brought forward.

Motion to approve the September 9, 2020 meeting minutes was made 1<sup>st</sup> by Richard Kolb and 2<sup>nd</sup> by George Hulscher. Motion passed.

Motion to move into the board of adjustment was made 1<sup>st</sup> by Dan Mettler and 2<sup>nd</sup> by Alvin Kallas. Motion passed.

Conditional Use Permit 20-CUP01 – East River Electric – creation/expansion of the Leola substation in the NE corner of 34-127N-67W (Leola Twp). East River Electric intends to build a new substation at the location. They have followed all setbacks in the current county ordinance when they platted the lot out. Motion to approve 20-CUP01 with no stipulations was made 1<sup>st</sup> by George Hulscher and 2<sup>nd</sup> by Alvin Kallas. Motion passed.

Motion to move out of the Board of Adjustment was made 1<sup>st</sup> by Richard Kolb and 2<sup>nd</sup> by Alvin Kallas. Motion passed.

Zoning ordinance discussion continued with the assistance of Eric Senger on Confined Animal Feeding Operations. Setback requirements were discussed for the actual feeding operation and also on manure application setbacks.

Some time was taken to discuss SB157 which went into effect July 1, 2020. Additional language will be added to the ordinance to come in line with state law.


Some time was also spent on subdivisions which is Appendix B of the current ordinance.

Specific time needs to be spent on Campgrounds at the next meeting.

Next meeting will be November 12, 2020 at 9:00 am.

Motion to adjourn the meeting was made 1<sup>st</sup> by George Hulscher and 2<sup>nd</sup> by Alvin Kallas. Motion passed.

Respectfully submitted by  
Lanette Butler, Zoning administrator

*Chairman*  


**McPherson County Zoning and Variance Board**  
**Unapproved Meeting Minutes**  
**September 9, 2020**

The McPherson County Zoning Board meeting was called to order by Chairman Jeff Neuharth on September 9, 2020 at 9:03 am. Members present included George Hulscher, Alvin Kallas, Dan Mettler and Richard Kolb. Also present were Lanette Butler, Brooke Graves and Eric Senger from NECOG.

No conflicts of interest were brought forward.

Motion to approve the August 11, 2020 meeting minutes was made 1<sup>st</sup> by George Hulscher and 2<sup>nd</sup> by Dan Mettler. Motion passed.

Motion to move into the board of adjustment was made 1<sup>st</sup> by Dan Mettler and 2<sup>nd</sup> by George Hulscher. Motion passed.

Variance # 20-V03 by Dean Christianson to build less than 150' from the center of the ROW was discussed. Motion to approve variance 20-V03 with the stipulation that if the building causes additional snow on the road, that the owner of the building would be responsible for the snow removal was made 1<sup>st</sup> by Dan Mettler, 2<sup>nd</sup> by Alvin Kallas. Motion passed.


Motion to move out of the zoning board of adjustment was made 1<sup>st</sup> by Dan Mettler and 2<sup>nd</sup> by Alvin Kallas. Motion passed.

Zoning ordinance discussion continued on Confined Animal Feeding Operations.

Next meeting will be November 12 or 13, 2020 at 9:00 am.

Motion to adjourn the meeting was made 1<sup>st</sup> by Alvin Kallas and 2<sup>nd</sup> by George Hulscher. Motion passed.

Respectfully submitted by  
Lanette Butler, Zoning administrator

*Chairman*  


**McPherson County Zoning and Variance Board and Board of Adjustment**  
**Unapproved Minutes**  
**August 11, 2020**  
**9AM**

The McPherson County Zoning and Variance board meeting was called to order at 9:04AM by Jeff Neuharth, chairman. Members present were Alvin Kallas, George Hulscher, Richard Kolb and Dan Mettler. Also present were Lanette Butler and Brooke Graves, zoning administration and Joel Bertsch, Lester Dais and Alvin Wollman.

Motion to approve the July 22, 2020 meeting minutes was made 1<sup>st</sup> by Dan Mettler and 2<sup>nd</sup> by Alvin Kallas. Motion passed.

No one expressed any conflict of interest.

A motion to go into the board of adjustment was made 1<sup>st</sup> by Richard Kolb and 2<sup>nd</sup> by Dan Mettler. Manure haul permit 20-M01 was discussed. Boulder colony wants to haul manure beyond the 5-mile limit. The proposed route to haul the turkey manure from Boulder Colony at 33449 121st Avenue is to go 2 miles north on 334th Avenue, 2 miles west on 119th Street, 7 miles north on 331st Avenue, 2 miles east on Highway 10 and 10 miles north on 334th Avenue, 3 miles West on 102nd Street to the S ½ S ½ of Section 8 and the SW1/4 of Section 17 of 128N-72W (Detmold Township). A date change was also request from what was in the permit to September 7 -19, 2020.

Motion to approve manure haul permit 20-M01 with the following stipulations: a road haul agreement with bond must be obtained from the McPherson County highway department, pre-inspection of the proposed route must occur and must work with the highway supervisor to monitor route, communicate with Joel Bertsch for optimum conditions to reduce nuisance odor at his residence and incorporate as soon as possible to reduce odor per the ordinance was made 1<sup>st</sup> by George Hulscher and 2<sup>nd</sup> by Alvin Kallas. Motion passed.

No other business came before the board of adjustment. Motion to move out of the board of adjustment was made 1<sup>st</sup> by Richard Kolb and 2<sup>nd</sup> by Alvin Kallas. Motion passed.


Eric from NECOG joined the meeting at 9:35 AM. The board continued forward with the zoning ordinance revisions. Confined animal feeding operations (CAFOs) was the area under review. Board members received a handout specific to the animal units that is listed in the state general permit for CAFOs.

Jeff Neuharth left the meeting at 10:40 am and Richard Kolb took over as vice chairman.

The next meeting will be September 9, 2020 at 9:00 AM with continued discussion on CAFO's.

Motion to adjourn the meeting was made 1<sup>st</sup> by Dan Mettler and 2<sup>nd</sup> by George Hulscher. Motion passed.

Respectfully submitted by  
Lanette Butler  
Zoning Administrator

*Chairman*  


McPherson County Zoning and Variance Board  
Unapproved Minutes  
July 22, 2020  
9AM

The McPherson County Zoning and Variance board meeting was called to order at 9:07AM by Jeff Neuharth, chairman. Members present were Alvin Kallas, George Hulscher, Richard Kolb and Dan Mettler. Also present were Lanette Butler and Brooke Graves, zoning administration and Eric Senger, NECOG.

Motion to approve the June 25, 2020 meeting minutes was made 1<sup>st</sup> by George Hulscher and 2<sup>nd</sup> by Alvin Kallas. Motion passed.

No one expressed any conflict of interest.

The board continued through the proposed ordinance. Specific time was dedicated to wind energy. Some of that discussion was related to setback distances. Suggestions ranged from 1500 feet to 5280 feet. Final setback distance in the proposed ordinance is set at 1750 feet. Lighting was also discussed on wind turbines, specifically the active lighting versus radar activated lighting. It was the boards recommendation that the lighting remain active lighting. Some discussion also occurred on permit expiration. This will be impacted by SB157 that was approved this last legislative session.

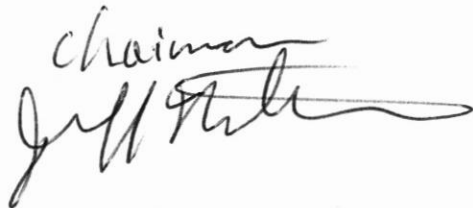
Sometime was also spent on man camps or temporary campgrounds. Discussion was also held on junkyards, and auto tow services.

Next meeting, we will start on confined animal feeding operations (CAFO).

The next meeting will be August 11, 2020 with a variance hearing at 9:00 AM and the ordinance meeting starting at 9:30 AM

Motion to adjourn the meeting was made 1<sup>st</sup> by Dan Mettler and 2<sup>nd</sup> by Alvin Kallas. Motion passed.

Respectfully submitted by  
Lanette Butler  
Zoning Administrator

Chairman  


**McPherson County Zoning and Ordinance Board**  
**June 25, 2020**  
**Unapproved Meeting Minutes.**

The meeting of the McPherson County zoning and Ordinance Board was called to order by Chairman Jeff Neuharth at 9 AM. Member present were Richard Kolb, Alvin Kallas, George Hulscher. Also present were Eric Senger, NECOG, Brooke Graves and Lanette Butler.

Motion to approve the June 9, 2020 minutes was made 1<sup>st</sup> by Richard Kolb and 2<sup>nd</sup> by Alvin Kallas. Motion passed.


The board then went into discussion over the proposed zoning ordinance. Section 5.19 thru 5.31 were discussed. Some of these sections will be revisited at the next meeting.

Next meeting will be scheduled the end of July.

Motion to adjourn the meeting was made 1<sup>st</sup> by Alvin Kallas and 2<sup>nd</sup> by George Hulscher. Motion carried.

Respectfully submitted

Lanette Butler

Chairman  


**McPherson County Zoning and Variance Board of Adjustment**  
**Unapproved Meeting Minutes**  
**June 9, 2020**

Chairman Jeff Neuharth called the zoning and variance board meeting to order on June 9, 2020 at 9:02 AM. Members present included Dan Mettler, Alvin Kallas and George Hulscher. Richard Kolb joined via phone. Also present were Lanette Butler and Brooke Graves from zoning administration and Verlin Jakober. Leo Vilhauer joined the meeting at 9:15 AM. Glenn Spitzer also joined the meeting.

Motion to approve the agenda was made by 1<sup>st</sup> by George Hulscher and 2<sup>nd</sup> by Alvin Kallas. Motion passed.

Motion to approve the February 6, 2020 minutes was made 1<sup>st</sup> by Dan Mettler and 2<sup>nd</sup> by Richard Kolb. Motion passed.

Motion to move into the board of adjustment was made 1<sup>st</sup> by Dan Mettler and 2<sup>nd</sup> by Alvin Kallas. Motion passed.

Variance 20-V01- Jakober variance less than 150 feet from center of right of way and section line. Verlin Jakober was present for discussion. The proposed variance is to build a 40' x 60' pole building less than 100 feet from the road and on the section line. The greatest concern is the building being on the section line right of way. Even if it is an unimproved section line, there is a right of way associated with it of 66 feet, 33 feet from the center line each side. Without out a survey of the section line to know where it is at exactly, in relation to the proposed building, the board moved to table any decision on Variance 20-V01. Motion to table was made 1<sup>st</sup> by Dan Mettler and 2<sup>nd</sup> by Alvin Kallas. Motion passed.

Variance 20-V02 – Vilhauer Ranch variance of less than 150 feet from center of right of way. Leo Vilhauer discussed the variance for a building that is a 40' x 40' pole building less than 150 feet from the center of the road which is a minimum maintenance road. Motion to approve with the stipulation that if the building causes a snow issue with the road, the applicant will be responsible for snow removal. Motion made 1<sup>st</sup> by George Hulscher and 2<sup>nd</sup> by Alvin Kallas. Motion passed.


Motion to move out of Board of Adjustment was made 1<sup>st</sup> by Dan Mettler and 2<sup>nd</sup> by Richard Kolb. Motion passed.

Discussion on updating the zoning ordinance took place. Lanette is to reach out to NECOG to see if we can start up the process again.

Motion to adjourn the meeting was made 1<sup>st</sup> by George Hulscher and 2<sup>nd</sup> by Dan Mettler. Motion passed.

Respectfully submitted

Lanette Butler

*Chairman*  


**McPherson County Planning and Zoning Board**  
**February 6, 2020**  
**Unapproved Minutes**

The McPherson County Zoning Board meeting was called to order by Jeff Neuharth at 9:04 AM on February 6, 2020 in the McPherson County Commissioner's room in Leola, SD. Members present included George Hulscher, Richard Kolb, Alvin Kallas and Dan Mettler. Also present was Eric Sponger, NECOG and Lanette Butler, Zoning Administrator.

Motion to approve the January 13, 2020 minutes as published was made 1<sup>st</sup> by Richard Kolb and 2<sup>nd</sup> by George Hulscher. Motion passed.

No one came forward with a conflict of interest.

The zoning board then went into detail of items that they wanted to leave or change in the proposed ordinance. The board started review today with Article 5.06.

Glenn Spitzer joined the meeting to provide specific input into Article 5.07 – Mining. Spitzer left after discussion was complete.

The board continued on with further review.


At the next meeting the board will start on Article 5.19 but skipping 5.24 as it will require separate discussion.

Next meeting will be March 19, 2020 at 9:00 AM in the commissioner's room.

Motion to adjourn the meeting at 11:58 AM was made 1<sup>st</sup> by Dan Mettler and 2<sup>nd</sup> by Alvin Kallas. Motion passed.

Respectfully submitted by

Lanette Butler

Chairman  


**McPherson County Planning and Zoning Board**  
**January 13, 2020**  
**Unapproved Minutes**

The McPherson County Zoning Board meeting was called to order by Jeff Neuharth at 9:00 AM on January 13, 2020 in the McPherson County Commissioner's room in Leola, SD.

Neuharth relinquished command to Lanette Butler, Zoning Administrator, in order to reorganize the board.

Butler called for nominations for Chairman of the Board. Motion was made 1<sup>st</sup> by George Hulscher and 2<sup>nd</sup> by Alvin Kallas to nominated Jeff Neuharth as chair and to cast a unanimous ballot. Motion passed.

Motion was made 1<sup>st</sup> by George Hulscher and 2<sup>nd</sup> by Jeff Neuharth to nominate Richard Kolb as vice chairman and to cast a unanimous ballot. Motion passed.

Butler give command back to Chairman Neuharth.

Motion to approve the minutes as published was made 1<sup>st</sup> by Dan Mettler and 2<sup>nd</sup> by George Hulscher. Motion passed.

The zoning board then went into detail of items that they wanted to leave or change in the proposed ordinance. The board started on Article 4 in the new version.

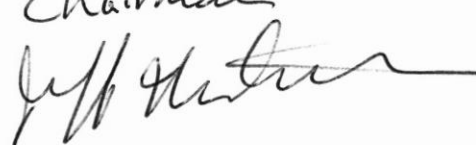
At the next meeting the board will start on Article 5.06.

Next meeting will be February 6, 2020 at 9 am in the commissioner's room.

Motion to adjourn the meeting at 12:07 pm was made 1<sup>st</sup> by Mettler and 2<sup>nd</sup> by Hulscher. Motion passed.

Respectfully submitted by

Lanette Butler

*Chairman*  


**McPherson County Zoning Board**  
**December 10, 2019**  
**Unapproved Minutes**

The meeting of the McPherson County Zoning and Planning Board was called to order by Chairman Richard Kolb on Tuesday, December 10, 2019 at 9:03 am. Members present included Jeff Neuharth, George Hulscher, Alvin Kallas and Dan Mettler. Also present were Lanette Butler, Jackie Kessler, Don Kallenburger and Austin Hoffman. Eric Senger, Northeast Council of Governments (NECOG) joined the meeting at 9:30 am.

Motion to move into the Zoning Board of Adjustment was made 1<sup>st</sup> by Jeff Neuharth and 2<sup>nd</sup> by Dan Mettler. Motion passed.

Variance 19-V02 -setback of less than 150ft for Mike Mardian was presented to the board. The trailer house is currently set at 110 feet. Motion to approve variance 19-V02 was made 1<sup>st</sup> by Alvin Kallas and 2<sup>nd</sup> by George Hulscher. Motion passed.

Motion to move out of Zoning Board of Adjustment was made 1<sup>st</sup> by Jeff Neuharth and 2<sup>nd</sup> by Dan Mettler. Motion Passed.


Motion to approve the November 18, 2019 minutes as published was made 1<sup>st</sup> by Dan Mettler and 2<sup>nd</sup> by George Hulscher. Motion passed.

Discussion on the new zoning ordinance continued.

Next meeting of the zoning board will be January 13, 2020 at 9 AM.

Motion to adjourn the meeting was made 1<sup>st</sup> by Jeff Neuharth and 2<sup>nd</sup> by Alvin Kallas. Motion Passed.

Respectfully submitted by  
Lanette Butler



**McPherson County Zoning Board**  
**November 18, 2019**  
**Unapproved Minutes**

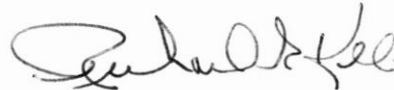
The meeting of the McPherson County Zoning and Plan Board was called to order by Chairman Richard Kolb on Monday, November 18, 2019 at 9:07am. Members present included Jeff Neuharth, George Hulscher and Dan Mettler. Also present were Lanette Butler and Jackie Kessler and Eric Senger, Northeast Council of Governments (NECOG).

Motion to approve the minutes from the October 25, 2019 meeting with the correction/addition of the word Chairman to Richard Kolb for calling the meeting to order was made 1<sup>st</sup> by Jeff Neuharth and 2<sup>nd</sup> by Dan Mettler. Motion passed.

New business was the process of how we are going to revise the zoning and planning ordinance. Eric Senger from NECOG provided insight and guidance to this process. The next meeting will be December 10<sup>th</sup> at 9:00 AM with the zoning revision starting at 9:30 am.

Motion to adjourn the meeting was made 1<sup>st</sup> by Jeff Neuharth and 2<sup>nd</sup> by George Hulscher. Motion passed.

Respectfully submitted by  
Lanette Butler



**McPherson County Zoning Board**  
**October 25, 2019**  
**Unapproved Meeting Minutes**

The McPherson County Zoning Board meeting was called to order on October 25, 2019 at 9:00am by Richard Kolb. Members present were Richard Kolb, George Hulscher, Jeff Neuharth, and Alvin Kallas. Also present were Lanette Butler, Zoning Administrator and Justin Davis.

**Board of Adjustment**

Motion to move into the board of adjustment was made 1<sup>st</sup> by Jeff Neuharth and 2<sup>nd</sup> by George Hulscher. Motion passed.

Up for discussion was 19-M02 – Davis manure haul permit. Justin Davis intends to haul manure from NW1/4 – 31-125N-68W (Howard Township) by going 4 miles north on 355<sup>th</sup> Ave, 3 miles west on 119<sup>th</sup> Street and 1.5 miles north on 352<sup>nd</sup> Avenue to the N1/2 of 33-126N-69W (Arena Township). Currently the manure would be stockpiled till spring. At which time, the pile will be spread and incorporated. Davis stated that if the roads are soft/wet he would not haul.

Motion to approve permit 19-M02 with the stipulation that Davis must coordinate with the Highway department to ensure road integrity was 1<sup>st</sup> made by George Hulscher and 2<sup>nd</sup> by Alvin Kallas. Motion passed unanimously.

Motion to move out of Board of Adjustment was made 1<sup>st</sup> by Jeff Neuharth and 2<sup>nd</sup> by Alvin Kallas. Motion passed.

**Return to Zoning Board**

Motion to approve the October 18, 2019 minutes as printed was made 1<sup>st</sup> by Jeff Neuharth and 2<sup>nd</sup> by Alvin Kallas. Motion passed.

Motion to adjourn the meeting was made 1<sup>st</sup> by Alvin Kallas and 2<sup>nd</sup> by George Hulscher. Motion passed.

Respectfully submitted by  
Lanette Butler



**McPherson County Zoning Board**  
**October 18, 2019**  
**Unapproved Meeting Minutes**

The McPherson County Zoning Board meeting was called to order on October 18, 2019 at 9:00am. Members present were Richard Kolb, George Hulscher, Jeff Neuharth, Alvin Kallas and Dan Mettler. Also present were Lanette Butler, Zoning Administrator, Daniel DeHaan, Jeff Anliker, Duane Klipfel, John Peterson, Tom Thorpe, Tom Wipf and Sam Wipf.

**Board of Adjustment**

Motion to move into the board of adjustment was made 1<sup>st</sup> by Jeff Neuharth and 2<sup>nd</sup> by George Hulscher. Motion passed.

Up for discussion was 19-CUP-03 – Spring Creek Colony permit for an additional 9,000 head hog confinement barns. Dan DeHaan from DeHaan, Grabs & Associates, LLC presented information on the proposed 3 barn, 9,000 head hog confinement for Spring Creek Colony. The original state permit was applied for in 2012. Total acres available for land application in McPherson County is 16,000 acres. There are an additional 11,000 acres available in Dickey county for application. The barns will be tunnel ventilated.

Concerns raised included having adequate acres available for the manure, odor, manure runoff from knifing the manure in and drainage from the proposed site, specifically runoff from the buildings due to rain or snow melt.

Motion to approve permit 19-CUP-03 was 1<sup>st</sup> made by Jeff Neuharth and 2<sup>nd</sup> by Alvin Kallas. Roll call vote: Jeff Neuharth – yes, Alvin Kallas – yes, George Hulscher – yes, Dan Mettler – no. Motion passed.

Motion to move out of board of Adjustment was made 1<sup>st</sup> by Dan Mettler and 2<sup>nd</sup> by George Hulscher. Motion passed.

**Return to Zoning Board**

There was discussion on a moratorium for conditional use permits. Discussion included concern over a conditional use permit being approved that won't meet the proposed zoning for setbacks. No action was taken at this time.

The number of meetings were discussed. By state law, zoning boards need to meet four times per year. However, with the number of conditional use permits, manure haul permits and variances that have to be heard by the board of adjust that are occurring and not set meeting date, the board is meeting more.

A motion was made by Dan Mettler that starting January 2020 that the zoning board of adjustment will meet starting the 2<sup>nd</sup> Tuesday of February and then every other month thereafter. Applications for conditional use permits, manure haul permits and variances will be due 3 weeks prior to the meeting date in order to be considered at that meeting. Otherwise they will need to be considered at the next planned meeting. 2<sup>nd</sup> was made by George Hulscher. Motion passed.

The next meeting of the zoning board will be November 18<sup>th</sup>. This will be the start of the zoning review/rewrite process.

Motion to adjourn was made 1<sup>st</sup> by George Hulscher and 2<sup>nd</sup> by Jeff Neuharth. Motion passed.

Respectfully submitted by  
Lanette Butler

A handwritten signature in black ink, appearing to read "Richard D. Kell". The signature is written in a cursive style with a large initial "R" and "K".

**McPherson County Zoning Board**  
**September 10, 2019**  
**Unapproved Meeting Minutes**

The McPherson County Zoning Board meeting was called to order on September 10, 2019 at 9:01am. Members present were Richard Kolb, George Hulscher, Jeff Neuharth, and Alvin Kallas. Also present were Sid Feickert, Jason Fauth and Scott Amundson from the Governor's Office of Economic Development.

**Board of Adjustment**

Motion to move into the Zoning Board of Adjustment was made 1<sup>st</sup> by Jeff Neuharth and 2<sup>nd</sup> by George Hulscher. Motion passed.

Up for consideration was Variance 19-V01 – Jason Fauth fence into ROW. Jason presented pictures as well as explained his intent of use a 4-bar continuous fence in place of barb wire around the water location.

Motion was made 1<sup>st</sup> by George Hulscher and 2<sup>nd</sup> by Alvin Kallas to approve 19-V01 with the stipulation that if the continuous 4-bar fence causes issues with snow removal on the road that it will have to go back to a barb wire fence. Motion passed unanimously.

Motion to move out of the Board of Adjustment was made 1<sup>st</sup> by Jeff Neuharth and 2<sup>nd</sup> by George Hulscher. Motion passed.

**Return to Zoning Board**

Motion to approve minutes of the August 26, 2019 meeting was made 1<sup>st</sup> by Alvin Kallas and 2<sup>nd</sup> by George Hulscher. Motion passed.

**Other Business**

Scott Amundson with the Governor's Office of Economic Development spoke on the Livestock Development program and how the program works.

Time Table to start revisions of zoning ordinance were also discussed. Eric from NECOG is requesting that we do at least 3-hour sessions to go thru the revisions. The board requested a starting date of November 18 or later to try to get past harvest. Lanette will contact Eric to arrange the 1<sup>st</sup> meeting.

Motion to adjourn the meeting was made 1<sup>st</sup> by George Hulscher and 2<sup>nd</sup> by Alvin Kallas. Motion passed.

Respectfully submitted by  
Lanette Butler



**McPherson County Zoning Board**  
**August 26, 2019**  
**Unapproved Meeting Minutes**

The McPherson County Zoning Board meeting was called to order on August 26, 2019 at 9:02am. Members present were Richard Kolb, George Hulscher, Jeff Neuharth, Alvin Kallas and Dan Mettler. Also present were Jackie Kessler, Lanette Butler and Don Kallenberger. The public that was present included Trevor Zantow, Ryan Sanborn, Tory Millard, Cole Truebenbach, Mike Mardian, Delmar Metzger, Marian and Melvin Kallas, Side Feickert, Anthony Kunz, Rob & Jodi Waltman, Jason Fauth, Ron Geffre, Chuck Kessler, Tess and Gordon Zetterlund.

**Board of Adjustment**

Motion to move into the Zoning Board of Adjustment was made 1<sup>st</sup> by Dan Mettler and 2<sup>nd</sup> by Alvin Kallas. Motion passed.

Up for consideration was Conditional Use Permit 19-CUP02- Austin Weig hog Barn. The barn will be a Class B barn under the McPherson County zoning ordinance 10-2 with a total of 4800 head capacity. The nutrient management plan is currently under review with the SD DENR. Manure will be injected as part of the plan. All setbacks have been met. Public discussion occurred for and against the proposed permit.

Motion was made 1<sup>st</sup> by George Hulscher to refer Conditional Use Permit 19-CUP-02 to the County Commissioners on September 24, 2019 at 9:00 am, 2<sup>nd</sup> by Jeff Neuharth. Motion passed unanimously.

Motion to move out of the board of Adjustment was made 1<sup>st</sup> by Jeff Neuharth and 2<sup>nd</sup> by George Hulscher. Motion passed.

**Return to Zoning Board**

Motion to approve minutes of the August 13, 2019 meeting was made 1<sup>st</sup> by George Hulscher and 2<sup>nd</sup> by Alvin Kallas. Motion passed.

Motion to adjourn the meeting was made by 1<sup>st</sup> by Jeff Neuharth and 2<sup>nd</sup> by Alvin Kallas. Motion passed.

Respectfully submitted by  
Lanette Butler



**McPherson County Zoning Board**  
**August 26, 2019**  
**Unapproved Meeting Minutes**

The McPherson County Zoning Board meeting was called to order on August 26, 2019 at 9:02am. Members present were Richard Kolb, George Hulscher, Jeff Neuharth, Alvin Kallas and Dan Mettler. Also present were Jackie Kessler, Lanette Butler and Don Kallenberger. The public that was present included Trevor Zantow, Ryan Sanborn, Tory Millard, Cole Truebenbach, Mike Mardian, Delmar Metzger, Marian and Melvin Kallas, Side Feickert, Anthony Kunz, Rob & Jodi Waltman, Jason Fauth, Ron Geffre, Chuck Kessler, Tess and Gordon Zetterlund.

**Board of Adjustment**

Motion to move into the Zoning Board of Adjustment was made 1<sup>st</sup> by Dan Mettler and 2<sup>nd</sup> by Alvin Kallas. Motion passed.

Up for consideration was Conditional Use Permit 19-CUP02- Austin Weig hog Barn. The barn will be a Class B barn under the McPherson County zoning ordinance 10-2 with a total of 4800 head capacity. The nutrient management plan is currently under review with the SD DENR. Manure will be injected as part of the plan. All setbacks have been met. Public discussion occurred for and against the proposed permit.

Motion was made 1<sup>st</sup> by George Hulscher to refer Conditional Use Permit 19-CUP-02 to the County Commissioners on September 24, 2019 at 9:00 am, 2<sup>nd</sup> by Jeff Neuharth. Motion passed unanimously.

Motion to move out of the board of Adjustment was made 1<sup>st</sup> by Jeff Neuharth and 2<sup>nd</sup> by George Hulscher. Motion passed.

**Return to Zoning Board**

Motion to approve minutes of the August 13, 2019 meeting was made 1<sup>st</sup> by George Hulscher and 2<sup>nd</sup> by Alvin Kallas. Motion passed.

Motion to adjourn the meeting was made by 1<sup>st</sup> by Jeff Neuharth and 2<sup>nd</sup> by Alvin Kallas. Motion passed.

Respectfully submitted by  
Lanette Butler



**McPherson County Zoning and Variance Board**  
**Unapproved Meeting Minutes**  
**August 13, 2019**

The McPherson County Zoning Board meeting was called to order by Chairman Richard Kolb on August 13, 2019 at 9:10 am. Members present included George Hulscher, Alvin Kallas, Dan Mettler and Jeff Neuharth. Also present were Lanette Butler and Alvin Wollman.

Motion to move into the board of adjustment was made 1<sup>st</sup> by Dan Mettler and 2<sup>nd</sup> by Jeff Neuharth. Motion passed. Manure haul permit 19-M01 by Boulder Colony was discussed. The route and incorporation of the manure and haul dates were discussed. Boulder Colony needs to communicate with the highway supervisor on when hauling starts and routes to ensure that roads are maintained in good shape. Motion to approve manure haul permit 19-M01 was made 1<sup>st</sup> by Alvin Kallas, 2<sup>nd</sup> by George Hulscher. Motion passed.

Motion to move out of the zoning board of adjustment was made 1<sup>st</sup> by Jeff Neuharth and 2<sup>nd</sup> by Dan Mettler, motion passed.

Motion to approve the July 9, 2019 minutes was made 1<sup>st</sup> by Jeff Neuharth and 2<sup>nd</sup> by George Hulscher. Motion passed.

Discussion occurred on the zoning variances and the approval by the commissioners to have NECOG do a rewrite of the ordinance so that it flows better and incorporates the changes that the board has discussed.

Jeff Neuharth will talk with county state's attorney and deputy about the board of adjustment and making sure we follow what state law requires.

Discussion also occurred on Resolution 19-08 that the commissioners passed in their August 6<sup>th</sup> meeting.

Next meeting will be August 26<sup>th</sup> at 9:00 am.

Motion to adjourn the meeting was made 1<sup>st</sup> by George Hulscher and 2<sup>nd</sup> by Alvin Kallas. Motion passed.

Respectfully submitted by  
Lanette Butler, Zoning administrator



**McPherson County Zoning and Variance Board**  
**Unapproved Meeting Minutes**  
**July 9, 2019**

The McPherson County Zoning Board meeting was called to order by Chairman Richard Kolb on July 9, 2019 at 9:07 am. Members present included George Hulscher, Alvin Kallas and Jeff Neuharth. Also present were Lanette Butler, Jackie Kessler and Eric Senger from NECOG.

Motion to approve the June 9, 2019 minutes was made 1<sup>st</sup> by George Hulscher and 2<sup>nd</sup> by Alvin Kallas. Motion passed.

Eric Senger from NECOG presented information on zoning ordinances, specifically information that should be updated to match what state law has in place. He highlighted specific items to look at and address. He also went into detail on the administrative portion of the zoning ordinance.

Further discussion was held by the zoning board on the current ordinance. George Hulscher made a motion to request that the county commissioners approve for NECOG to help update the zoning and variance ordinance for McPherson County, a 2<sup>nd</sup> was made by Jeff. Motion passed.

Motion to adjourn the meeting was made 1<sup>st</sup> by Jeff Neuharth and 2<sup>nd</sup> by Alvin Kallas. Motion passed.

Respectfully submitted by  
Lanette Butler, Zoning administrator

A handwritten signature in cursive script, appearing to read "Richard Kolb", is written in black ink on the right side of the page.

**McPherson County Zoning and Variance Board**  
**Unapproved Meeting Meetings**  
**June 6, 2019**

The McPherson County Zoning Board meeting was called to order by Chairman Richard Kolb at 9:37 AM on June 6, 2019 in the commissioner's room. Members present included Dan Mettler and Jeff Neuharth. Also present were Jackie Kessler and Lanette Butler.

Minutes from the April 18, 2019 meeting were approved as published 1<sup>st</sup> by Jeff and 2<sup>nd</sup> by Dan. Motion passed.

Review of section 14-22 continued of the zoning ordinance. Further discussion occurred of involving NECOG to improve flow and order of the zoning ordinance. It was suggested to invite Eric Senger from NECOG to the next meeting.

Updates on the drainage application and the variance application were reviewed. Motion to approve the applications with noted changes was made 1<sup>st</sup> by Jeff and 2<sup>nd</sup> by Dan. Motion passed.

Building permits were reviewed.

19-01 – Robert Roggenkamp – repair siding, gutters, etc.

19-02 – Rueben Fink – repair roof

19-03 – Jessica Hahn – mobile home

19-04 – Aaron Schaar Mehlhoff – House

Motion to approve building permits was made 1<sup>st</sup> by Jeff and 2<sup>nd</sup> by Dan.

Next meeting will be determined upon availability of Eric from NECOG.

Motion to adjourn the meeting was made 1<sup>st</sup> by Jeff and 2<sup>nd</sup> by Dan. Motion passed.

Respectfully submitted by

Lanette Butler, Zoning Administrator



**McPherson County Zoning and Variance Board and Board of Adjustment**  
**Unapproved Meeting Meetings**  
**April 16, 2019**

The McPherson County Planning and Zoning Board meeting was called to order at 9:02 AM in the commissioner's room in Leola by Chairman Richard Kolb. Member present were George Hulscher, Jeff Neuharth and Dan Mettler. Also, present was Lanette Butler, zoning administrator, Peggy Bieber and Jeff Keith.

Motion to approve the minutes from January 10, 2019 was 1<sup>st</sup> made by Hulscher and 2<sup>nd</sup> by Neuharth. Motion passed.

**Zoning Board of Adjustment**

Motion to motion into the zoning board of adjustment was made 1<sup>st</sup> by Neuharth and 2<sup>nd</sup> by Hulscher. Motion passed.

Conditional use permit # 2019-CUP01 – Bridger Communication was heard by the board. The communication tower will be 415 ft high guyed tower. Up to 4 communication partners can have access to the tower to put equipment on the tower.

Motion to approve permit # 2019-CUP01 was 1<sup>st</sup> made by Hulscher and 2<sup>nd</sup> by Neuharth. Motion passed.

Motion to move out of the zoning board of adjustment was made 1<sup>st</sup> by Neuharth and 2<sup>nd</sup> by Mettler. Motion passed.

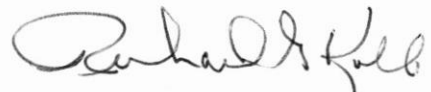
**Other Business**

The board continued to review the 2011 Zoning and Variance 10-2 ordinance. Reviewed were Article 23 to the end of the ordinance. Final review of the zoning will take place at the next meeting.

The next meeting will be June 6 at 9:00 AM.

Motion to adjourn was 1<sup>st</sup> made by Neuharth, 2<sup>nd</sup> by Hulscher. Motion passed.

Respectfully submitted by,  
Lanette Butler  
Zoning Administrator



**McPherson County Zoning and Variance Board**  
**Unapproved Meeting Meetings**  
**January 10, 2019**

The McPherson County Planning and Zoning Board meeting was called to order at 9:02 AM in the commissioner's room in Leola by Chairman Richard Kolb. Member present were George Hulscher, Alvin Kallas and Dan Mettler. Also, present was Lanette Butler, zoning administrator.

Motion to approve the December 6, 2018 meetings was made 1<sup>st</sup> by George and 2<sup>nd</sup> by Alvin. Motion passed.

Review of the 2011 Zoning and Variance 10-2 ordinance continued to take place. Specific sections reviewed were Articles 3 through 13.

At the next meeting review will continue starting with Article 14. Glenn Spitzer, highway superintendent will be invited to this meeting to discuss the need for road haul agreements.

Next meeting date is February 7, 2019 at 9 AM in the commissioner's room.

Motion to adjourn the meeting was made 1<sup>st</sup> by Dan and 2<sup>nd</sup> by Alvin. Motion passed.

Respectfully submitted by,  
Lanette Butler  
Zoning Administrator



**McPherson County Zoning and Variance Board**  
**Unapproved Meeting Meetings**  
**December 6, 2018**

The McPherson County Planning and Zoning Board meeting was called to order at 9:00 AM in the commissioner's room in Leola by Chairman Richard Kolb. Member present were Jeff Neuharth, George Hulscher, Alvin Kallas and Dan Mettler. Also present was Lanette Butler, zoning administrator.

Motion to approve the November 8, 2018 meetings was made 1<sup>st</sup> by Jeff and 2<sup>nd</sup> by Alvin. Motion passed.

Motion to approve the below listed building permits was made 1<sup>st</sup> by Jeff and 2<sup>nd</sup> by Dan. Motion passed.

- 18-13 – Don Kaul – Siding and Shingles
- 18-14 – Gary Krein – Shop building
- 18-15 – David Herrboldt – Cabin
- 18-16 – Austin Hoffman – House
- 18-17 – Lloyd Binder – House
- 18-18 – Jerome Lapka – Remodel
- 18-19 – Scott Raile – House
- 18-20 – Allen Weller – Shingles
- 18-21 – South Dakota Holdings, 12 LLC – House
- 18-22 - Glenn Beutler – Grain Bin
- 18-23 – David Gruebele – Grain Bin
- 18-24 – Long Lake Colony – 3 family housing unit
- 18-25 – Gary Wolff – Shop
- 18-26 – Weiszhaar Farms – Pole Shed
- 18-27 – Tim Mehlhaff – Shop
- 18-28 – Kunz Northern Kross Ranch – Calving Barn

Review of the 2011 Zoning and Variance 10-2 ordinance took place. Discussion and clarification is needed on Board of Adjustment and who that is for variances and conditional use/special exceptions. Additional information will be requested from NECOG on haul road agreements for CAFO and wind towers as well as setback requirements for communication towers.

Next meeting date is January 10, 2019 at 9 AM in the commissioner's room.

Motion to adjourn the meeting was made 1<sup>st</sup> by Alvin and 2<sup>nd</sup> by George. Motion passed.

Respectfully submitted by,  
Lanette Butler  
Zoning Administrator



**McPherson County Zoning Board/Board of Adjustment**  
**UNAPPROVED Meeting Minutes**  
**November 8, 2018**

The Zoning board/board of adjustment was called to order by Richard Kolb at 10:00 AM on November 8, 2018 in the commissioner's room in Leola, SD. Member present were Dan Mettler, Alvin Kallas, George Hulscher, Richard Kolb, Jeff Neuharth. Also present were Sid Feickert, Anthony Kunz, Delmar Metzger, Rick Beilke, Don Kallenberger, Austin Hoffman, Glen Spitzer, Ron Geffre, Tiffany Weiszhaar.

Motion to approve meeting from the August 2, 2018 meeting was made by Alvin and 2<sup>nd</sup> by George. Motion passed.

Discussion occurred on the manure haul permits that were submitted by Scott Schauer. Members discussed both routes and landowner concerns around each request.

Motion to table a request for a variance for transporting manure beyond the 5-mile limit from 11924 367<sup>th</sup> Ave, Wetonka, SD 57481 to the SW1/4 of 1-125-68 West of the 5<sup>th</sup> P.M., McPherson County, South Dakota. The proposed route to haul the manure is north on 367<sup>th</sup> Ave to 119<sup>th</sup> Street, then west to SW1/4 of 1-125-68 was made by Jeff, 2<sup>nd</sup> by Dan. Motion passed.

Motion to table a request for a variance for transporting turkey manure/litter beyond the 5-mile limit from Long Lake Colony at 36848 123rd St, Wetonka, SD 57481 to the SW1/4 of 1-125-68 West of the 5<sup>th</sup> P.M., McPherson County, South Dakota. The proposed route to haul the manure/litter is north on 367<sup>th</sup> Ave, West on 122<sup>nd</sup> St, north on Highway 45 to 119<sup>th</sup> Street, then west to SW1/4 of 1-125-68 was made by Jeff 2<sup>nd</sup> by Dan. Motion passed.

Motion to deny a request for a variance for transporting turkey manure/litter beyond the 5-mile limit from Long Lake Colony at 36848 123rd St, Wetonka, SD 57481 to the NE1/4 of 8-126-67 West of the 5<sup>th</sup> P.M., McPherson County, South Dakota. The proposed route to haul the manure/litter is north on 367<sup>th</sup> Ave, West on 122<sup>nd</sup> St, north on Highway 45 to county road 19 and north to the E1/2 of 8-126-67 was made by Jeff 2<sup>nd</sup> by Dan. Motion passed.

Motion to deny a request for a variance for transporting turkey manure/litter beyond the 5-mile limit from Long Lake Colony at 36848 123rd St, Wetonka, SD 57481 to the SE1/4 of 8-126-67 West of the 5<sup>th</sup> P.M., McPherson County, South Dakota. The proposed route to haul the manure/litter is north on 367<sup>th</sup> Ave, West on 122<sup>nd</sup> St, north on Highway 45 to county road 19 and north to the E1/2 of 8-126-67 was made by Jeff, 2<sup>nd</sup> by Dan. Motion passed.

Motion to deny a request for a variance for transporting turkey manure/litter beyond the 5-mile limit from Long Lake Colony at 36848 123rd St, Wetonka, SD 57481 to the S1/2 of 15-126-68 West of the 5<sup>th</sup> P.M., McPherson County, South Dakota. The proposed route to haul the manure/litter is north on 367<sup>th</sup> Ave, West on 122<sup>nd</sup> St, north on Highway 45 to 119<sup>th</sup> Street, west on 119<sup>th</sup> Street, then north on 358<sup>th</sup> Ave to S1/2 of 15-126-68 was made by Jeff, 2<sup>nd</sup> by Dan. Motion passed.

Scott Schauer arrived at 10:27 AM.

Discussion occurred on the permits for location of SW1/4 of 1-125-68.

Motion to rescind motion to table a request for a variance for transporting manure beyond the 5-mile limit from 11924 367<sup>th</sup> Ave, Wetonka, SD 57481 to the SW1/4 of 1-125-68 West of the 5<sup>th</sup> P.M., McPherson County, South Dakota. The proposed route to haul the manure is north on 367<sup>th</sup> Ave to 119<sup>th</sup> Street, then west to SW1/4 of 1-125-68 was made by Jeff and 2<sup>nd</sup> by Alvin. Motion passed.

Motion to grant request for a variance for transporting manure beyond the 5-mile limit from 11924 367<sup>th</sup> Ave, Wetonka, SD 57481 to the SW1/4 of 1-125-68 West of the 5<sup>th</sup> P.M., McPherson County, South Dakota. The proposed route to haul the manure is north on 367<sup>th</sup> Ave to 119<sup>th</sup> Street, then west to SW1/4 of 1-125-68 was made by 1<sup>st</sup> by George and 2<sup>nd</sup> by Alvin. Motion passed.

Motion to rescind motion to table a request for a variance for transporting turkey manure/litter beyond the 5-mile limit from Long Lake Colony at 36848 123rd St, Wetonka, SD 57481 to the SW1/4 of 1-125-68 West of the 5<sup>th</sup> P.M., McPherson County, South Dakota. The proposed route to haul the manure/litter is north on 367<sup>th</sup> Ave, West on 122<sup>nd</sup> St, north on Highway 45 to 119<sup>th</sup> Street, then west to SW1/4 of 1-125-68 was made by Jeff and 2<sup>nd</sup> by George. Motion passed.

Motion to table request for a variance for transporting turkey manure/litter beyond the 5-mile limit from Long Lake Colony at 36848 123rd St, Wetonka, SD 57481 to the SW1/4 of 1-125-68 West of the 5<sup>th</sup> P.M., McPherson County, South Dakota. The proposed route to haul the manure/litter is north on 367<sup>th</sup> Ave, West on 122<sup>nd</sup> St, north on Highway 45 to 119<sup>th</sup> Street, then west to SW1/4 of 1-125-68 to next spring was made by George and 2<sup>nd</sup> by Dan. Motion passed.

Some discussion occurred on Demkota.

It was also recommended that the language be reviewed in the zoning ordinance to add clarity to who is responsible for hearing the different types of variances.

Next zoning board meeting will be December 6 at 9 am.

Motion to adjourn was made by 1<sup>st</sup> by Jeff and 2<sup>nd</sup> by Dan. Motion passed.

*Richard Kell*

**McPherson County Zoning Board**

**Minutes of Proceedings**

**April 5, 2018**

The McPherson County Zoning Board met in the Commissioner's Room on Thursday, April 5, 2018 at 10:00 am. Zoning members present were Alvin Kallas, Richard Kolb, George Hulscher, and Jeff Neuharth. County commissioners present were Rick Beilke, Delmar Metzger, Anthony Kunz and Sid Feickert. Other citizens present were Glenn Spitzer, Scott Schauer, Justin Davis, Wayne Kelling, Terry Hoffman, Keenan Stoecker, Candice Kappes, Dana Leibel, Steve Seibel, Gayle Seibel, Deb Weiszhaar, Aaron Wipf, Jackie Hoffman, Wayne Hoffman, Chris Sieh.

The meeting was called to order by chairman Richard Kolb. Motion to approve minutes as published was made 1<sup>st</sup> by Neuharth, 2<sup>nd</sup> by Kallas. Motion passed.

New Business: Manure variance of greater than 5 miles of Scott Schauer's was discussed. The proposal is to haul turkey litter from Long Lake colony to 1 mile west of Leola by the rodeo grounds. Proposed route is west on 122<sup>nd</sup> Street, north on state highway 45 and then west on state highway 10 to NE1/4 of 24-126-68. Loads would be covered. The manure composition would consist of sunflower hulls, wood chips and the actual turkey manure.

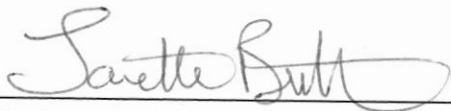
A letter from the City of Leola expressed concern of the route going thru Leola. Chris Sieh expressed concern of road conditions if an alternate route was used. Weiszhaar farms had also expressed concern of roads to Chris Sieh which he expressed on their behalf. Gary Rath expressed concern to the proximity to his house (50 yards). He was also concerned with it being green manure versus burnt manure.

Neuharth made a motion to reject the manure variance submitted by Scott Schauer. 2<sup>nd</sup> by Hulscher. Motion passed. Variance is denied. Scott Schauer was encouraged to resubmit at a later date with a better location and work with the surrounding land owners so everyone is well informed prior to the meeting.

Old Business: Zoning regulations from the surrounding counties was handed out to the zoning members on Wind Energy Development and Confined Animal Feeding Operations (CAFO).

Hendrix Genetics was present to explain the turkey barns that are being built in the area. The Lay barns consist of 5 barns for hens and 1 barn for toms. These types of barns are large to help maintain bird health and comfort and to keep egg production high. The buildings are tunnel cooled. Biosecurity is priority with 1 entry point into the all the barns. Sites will employ approximately 11-12 people. Manure is removed 1.6 times per year. They have submitted 2 building permits and variances for 2 sites in McPherson County. They are hoping to submit 1 more to be discussed at the next zoning meeting on May 1.

Seeing no other business, motion to adjourn the meeting was made by Kallas, 2<sup>nd</sup> by Neuharth. Motion passed.



Zoning Administrator



Chairman of the Zoning Board

**McPherson County Zoning Board**  
**Minutes of Proceedings**  
**November 29, 2017**

The McPherson County Zoning Board met in the Commissioner's Room on Thursday, November 30, 2017 at 9:00 am. Zoning members present were Jeff Neuharth, Alvin Kallas, George Hulscher, Richard Kolb and Dan Mettler. Others present were Samantha Bohl, Sid Feickert, Glenn Spitzer, Susan Hoffman (Equalization) and Lanette Butler, Zoning Administrator.

The meeting was called to order by Chariman Kolb. The minutes of the last meeting were approved as printed with a motion by Neuharth, second by Kallas. All in Favor. Motion passed.

Bohl variance – Samantha Bohl was present to discuss the variance for the hoop barn being less than 150 feet from the center of the road. The hoop barn will be located further away from the road then the existing barn. If there are any snow issues due to the hoop barn, Bohl's will be responsible for the additional snow removal. Motion to approve the variance by Neuharth, second by Kallas. All in favor. Motion passed.

Sid Feickert addressed the zoning board about concerns with the road going to and through his yard. No action was taken at this time.

Discussion occurred on setbacks and non-permanent structures that affect the right of way and maintenance of the road. No action was taken.

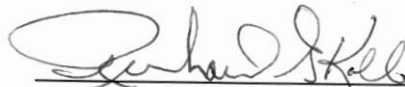
There was no old business.

Building permits 17-27 thru 17-29 were reviewed. Building permits were for Harvey Heyd – pole barn, Shirley Wolff – home and garage and Samatha Bohl – hoop barn. Motion to approve building permits by Huschler, second by Kallas. All in favor, Motion passed.

Motion to adjourn at 10:15 am was made by Huschler, second by Kallas. All in favor. Motion passed.



Zoning Administrator



Chairman of the Zoning Board

McPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

OCTOBER 3, 2017

The McPherson County Zoning Board along with the McPherson County Commissioners met in the Commissioner's Chambers on Tuesday, October 3, 2017 at 8:30 A.M. Zoning Board members present were Richard Kolb, Dan Mettler, Alvin Kallas, George Hulscher, and Jeff Neuharth. Commissioners present were Rick Beilke, Anthony Kunz, Sid Feickert, and Delmar Metzger. Others present were Robert Frank (MDU), John Wahlgren (MDU), Tom Roesler (MDU), Paul Tschetter (Boyce Law Firm (MDU), Jim Resmen (FEM), Justin Larson (FEM), Lee Kindelspire, Bryson Thorpe, Herb Flakoll, Kevin Lapka, Lanette Butler (Equalization), and Susan Hoffman, Zoning Administrator.

The meeting was called to order by Chairman Kolb. The minutes of the last meeting were approved as printed with a motion by Hulscher and a second by Kallas. All in favor.

MDU SPECIAL EXCEPTION AND MDU VARIANCE - Both items were discussed at the same time. Mr. Paul Tschetter and Mr. Robert Frank spoke on the MDU transmission lines and the ways they are trying to improve them. They are in the process of surveying land along the route to determine the location of poles. Poles can be moved but you need to talk to MDU and their representatives before anything can be done. Plans are to start next summer or late fall on construction. Neuharth made a motion to accept the MDU Special Exception with a second by Mettler. All in favor. Mettler made a motion to accept the MDU Variance with a second by Kallas. All in favor.

There was no old business

Building permits 17-15 through 17-26 were discussed. Building permits were for Tom Berheim - machine shed, Mark Hoffman - storage building/retinning barn, Richard Jasmer - Home and garage, Karen Mutschler - Morton calving barn, Hills View Hunts - house/cabin, Kevin Kallas - deck, Otto P. Nelson - 4 season porch, Kenneth Shafer - grain bin, Jeff Neuharth - pole barn, Jeremy Hoff - pole cattle barn, David & Mark Gruebele - grain bin, and David Rath - kitchen remodel. Hulscher made a motion to approve the building permits with a second by Kallas. All in favor.

Kallas made a motion to adjourn at 9:05 A.M. with a second by Hulscher. All in favor.

  
ZONING ADMINISTRATOR

  
CHAIRMAN OF THE ZONING BOARD

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

JUNE 8, 2017

The McPherson County Zoning Board met in the Commissioner's Chambers on Thursday, June 8, 2017 at 9:00 A.M. Zoning Board members present were Alvin Kallas, George Hulscher, Richard Kolb, Dan Mettler, and Jeff Neuharth. Also present were Thaddeus Kunz and Susan Hoffman, Zoning Administrator.

The meeting was called to order by Chairman Kolb. The minutes of the last meeting were approved as printed with a motion by Hulscher and a second by Kallas. All in favor.

A discussion was held on different things in the county that could affect the future of everyone in the county. Some things discussed were larger feed lots, more hog operations, more turkey and chicken operations, and possibly more dairy operations coming back into production.

Thaddeus Kunz requested a variance from the Revised Ordinances in McPherson County, South Dakota, to build a new shed which would be 110 feet from the center of the road instead of the required one hundred fifty (150) foot setback in the SW1/4 of section 17, township 127 North, range 70 West of the 5<sup>th</sup> P.M., McPherson County, South Dakota. After some discussion, Neuharth made a motion to approve the variance with the stipulation that if snow becomes a problem with the road, Kunz will be responsible to remove the snow. Kallas seconded the motion. All in favor.

Building permits 17-07 and 17-11 through 17-14 were discussed. Building permits were for James Schumacher – house, Sid Feickert – pole barn, Wayne Breitag – garage, Mike and Nancy Klipfel – steel building, and Mark and David Gruebele – shop. Neuharth made a motion to approve the building permits with a second by Hulscher. All in favor.

Hulscher made a motion to adjourn at 9:40 A.M. with a second by Kallas. All in favor.

  
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ZONING ADMINISTRATOR

  
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CHAIRMAN OF THE ZONING BOARD

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

MAY 2, 2017

The McPherson County Zoning Board met in the Commissioner's Chambers on Tuesday, May 2, 2017 at 8:30 A.M. Zoning Board members present were Alvin Kallas, George Hulscher, Richard Kolb, Dan Mettler, and Jeff Neuharth. Also present was Susan Hoffman, Zoning Administrator.

The meeting was called to order by Chairman Kolb. The minutes of the last meeting were approved as printed with a motion by Hulscher and a second by Kallas. All in favor.

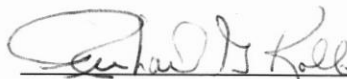
James Schumacher requested a variance from the Revised Zoning Ordinances in McPherson County, South Dakota, to build a new home which would be 100 feet from the center of the road instead of the required one hundred fifty (150) foot setback in the SE1/4 of section 28, township 127 North, range 70 West of the 5<sup>th</sup> P.M., McPherson County, South Dakota. After some discussion, Neuharth made a motion to approve the variance with the stipulation that if snow becomes a problem with the road, Schumacher will be responsible to clean it. Kallas seconded the motion. All in favor.

Discussion on New Angus LLC variances #17-1 and #17-2 for transporting manure beyond the five (5) mile limit to the land owned by Todd Ochsner (TDO) and Spring Creek Hutterian Brethren Inc. was held. Hulscher made a motion to refer the two (2) variance issues to the Commissioners. Kallas seconded the motion. All in favor.

Building permits 17-01 through 17-06 and 17-08 through 17-10 were discussed. Building permits were for Long Lake Colony – 4 family home, Dale Dockter – siding house, Ryan Casey – house, Susan Christianson – storage pole barn, Patrick Lapka – grain bin, David Arnold – airplane hangar, Peter & Susan Ostrowski – house, Gary Schauer – 2 grain bins, and Jeanne & Glen Clark – remodel home. Neuharth made a motion to approve the building permits with a second by Hulscher. All in favor.

Neuharth made a motion to adjourn at 9:10 A.M. with a second by Hulscher. All in favor.

  
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ZONING ADMINISTRATOR

  
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CHAIRMAN OF THE ZONING BOARD

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

NOVEMBER 10, 2016

The McPherson County Zoning Board along with the McPherson County Commissioners met in the Commissioner's Chambers on Thursday, November 10, 2016 at 9:00 A.M. Zoning Board members present were Alvin Kallas, George Hulscher, Richard Kolb, and Jeff Neuharth. Absent was Daniel Mettler. Also present were Rick Beilke, James Schumacher, Delmar Metzger, Sid Feickert, Jennifer Guthmiller, Don Kallenberger, Austin Hoffman, Dave Ackerman, John Bender, Ken Vilhauer, Joe & Michelle Jung, James Mohr, Jeff Mohr, Delbert Gienger, David Gienger, Glenn Spitzer, Daniel DeHaan, and Susan Hoffman, Zoning Administrator.

The meeting was called to order by Chairman Kolb. The minutes of the last meeting were approved as printed with a motion by Hulscher and a second by Kallas. All in favor.

Discussion on New Angus LLC applying for a variance for transporting manure beyond the five (5) mile limit to the land owned by Todd Ochsner (TDO) in Blaine Township was held with members of the Zoning Board and the surrounding neighbors of Mr. Ochsner. Daniel DeHaan, representing New Angus LLC, arrived at the meeting. Mr. DeHaan explained what they wanted to do and also the number of loads of manure they wanted to haul. Some of the neighbors had questions for Mr. DeHaan. They would only be hauling manure to the land. Plans were for two (2) loads a day for six (6) days a week for possibly six (6) months. The issue would be revisited in six (6) months. After the discussion, Hulscher made a motion to refer the issue to the Commissioners. Neuharth seconded the motion. All in favor.

Building permits 16-25 through 16-35 were discussed. Building permits were for Waltman Farms – grain bin, Glenn Beutler - grain bin, James Schumacher – pole storage building, Glen Hoffman – machine shed, Douglas Casey – reside house, Tom & Joanne Berheim – house, Glenn Beutler – house/garage, Bruce Kusler – machine shed, Mary Miller – reside house, Micah Malsom – grain bin, and ReEtta Sieh – garage. Neuharth made a motion to approve the building permits with a second by Hulscher. All in favor.

Neuharth made a motion to adjourn at 10:15 A.M. with a second by Hulscher. All in favor

  
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ZONING ADMINISTRATOR

  
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CHAIRMAN OF THE ZONING BOARD

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

AUGUST 18, 2016

The McPherson County Zoning Board met in the Commissioners Chamber on Thursday, August 18, 2016 at 9:00 A.M. Members present were Richard Kolb, George Hulscher, Alvin Kallas, and Jeff Neuharth. Also present were Jeff Waltman and Susan Hoffman, Zoning Administrator.

The meeting was called to order by Chairman Kolb. The minutes of the last meeting were approved as printed with a motion by Hulscher and a second by Kallas. All in favor.

Jeff Waltman, representing Waltman Farms, requested a variance from the Revised Zoning Ordinances in McPherson County, South Dakota, to place a grain bin with a one hundred (100) foot setback from the center of the road instead of the required one hundred fifty (150) foot setback in the NW1/4 of section 15, township 127 North, range 66 West of the 5<sup>th</sup> P.M., McPherson County, South Dakota. After some discussion, Hulscher made a motion to approve the variance with the stipulation that if snow becomes a problem with the road, Waltmans will be responsible to clean it. Neuharth seconded the motion. All in favor.

Building permits 16-20 and 16-24 were discussed. Building permits were for Waltman Farms – grain bin and Weisser Family – kitchen addition. Hulscher made a motion to approve the building permits with a second by Kallas. All in favor.

Kallas made a motion to adjourn at 9:15 A.M. with a second by Neuharth. All in favor

  
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ZONING ADMINISTRATOR

  
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CHAIRMAN OF THE ZONING BOARD

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

AUGUST 11, 2016

The McPherson County Zoning Board met in the Commissioners Chamber on Thursday, August 11, 2016 at 9:00 A.M. Members present were Richard Kolb, George Hulscher, Alvin Kallas, and Jeff Neuharth. Also present were James M. Fischer and Susan Hoffman, Zoning Administrator.

The meeting was called to order by Chairman Kolb. The minutes of the last meeting were approved as printed with a motion by Neuharth and a second by Hulscher. All in favor.

James M. Fischer requested a variance from the Revised Zoning Ordinances in McPherson County, South Dakota, to place a doublewide manufactured home with an attached garage ninety-five (95) feet from the center of the road instead of the one hundred fifty (150) foot setback required in the SW1/4 of section 12, township 127 North, range 72 West of the 5<sup>th</sup> P.M., McPherson County, South Dakota. After some discussion, Hulscher made a motion to approve the variance with the stipulation that if snow becomes a problem with the road, Fischer will be responsible to clean it. Kallas seconded the motion. All in favor.

Building permits 16-18, 16-19, and 16-21 through 16-23 were discussed. Building permits were for James M. Fischer – doublewide manufactured home with framed garage, David & Mark Gruebele – remodel house, Kenneth Shafer – grain bin, Ladd Siebert – garage with 2<sup>nd</sup> story living quarters, and Jerome Mack – grain bin. Neuharth made a motion to approve the building permits with a second by Kallas. All in favor.

Neuharth made a motion to adjourn at 9:25 A.M. with a second by Hulscher. All in favor

  
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ZONING ADMINISTRATOR

  
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CHAIRMAN OF THE ZONING BOARD

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

JULY 19, 2016

The McPherson County Zoning Board met in the Commissioners Chamber on Tuesday, July 19, 2016 at 9:00 A.M. Members present were Alvin Kallas, Richard Kolb, George Hulscher, and Jeff Neuharth. Also present were Craig Bieber, Peggy Bieber, and Susan Hoffman, Zoning Administrator.

The meeting was called to order by Chairman Kolb. The minutes of the last meeting were approved as printed with a motion by Hulscher and a second by Kallas. All in favor.

Bieber Holdings LLC, represented by Craig and Peggy Bieber, requested a variance from the Revised Zoning Ordinances in McPherson County, South Dakota, to build a building with a seventy (70) foot setback instead of the one hundred fifty (150) foot setback required in section 15, township 126 North, range 69 West of the 5<sup>th</sup> P.M., McPherson County, South Dakota. They are planning to build an 80 foot by 140 foot working cattle barn to the south of the hoop barns. After some discussion of their future plans, Neuharth made a motion to approve the variance with the stipulation that if snow becomes a problem with the road, Biebers will be responsible to clean it. Hulscher seconded the motion. All in favor.

The McPherson County Zoning Board wishes to express its sympathy in the loss of one of our members, Leland Berreth. He was a conscientious member of the Zoning Board for many years and made numerous contributions.

Discussion was held on a replacement for Leland Berreth. The commissioners will be finding a replacement for him.

Building permits 16-14 through 16-17 were discussed. Building permits were for Jeff Vilhauer – ag storage building, Myron Fauth – pole barn, James and Kristin Schauer – pole barn shed, and Bieber Holding LLC – barn/work facility. Neuharth made a motion to approve the building permits with a second by Kallas. All in favor.

Neuharth made a motion to adjourn at 9:45 A.M. with a second by Kallas. All in favor

  
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ZONING ADMINISTRATOR

  
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CHAIRMAN OF THE ZONING BOARD

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

JUNE 16, 2016

The McPherson County Zoning Board met in the Commissioners Chamber on Thursday, June 16, 2016 at 9:00 A.M. Members present were Alvin Kallas, Richard Kolb, Leland Berreth, and George Hulscher. Absent Jeff Neuharth. Also present were Jodi Kallas and Susan Hoffman, Zoning Administrator.

The meeting was called to order by Chairman Kolb. The minutes of the last meeting were approved as printed with a motion by Hulscher and a second by Kallas. All in favor.

Jodi Kallas appeared before the board as a representative for the Leola 4-H Sharpshooters requesting a variance from the Revised Zoning Ordinances in McPherson County, South Dakota, to build a storage building for the equipment used at the trap range which would be less than the 150 feet from the center of the road in the Leola Sportman's Club Addition in the SW1/4 of section 9, township 126 North, range 67 West of the 5<sup>th</sup> P.M., McPherson County, South Dakota. After some discussion, Hulscher made a motion to approve the variance with a second by Kallas. All in favor.

Creating ordinances for burn bans were also discussed. The Zoning Board decided to take no action on this and leave it in the hands of the commissioners.

Building permits 16-06 through 16-13 were discussed. Building permits were for Boulder Hutterian Brethren Inc. – shop, Dean & Robin Geffre – mobile home, Ron & Nancy Hemmingson – deck, Fred Hoffman – shop, Aman Bros. – cattle barn, David & Angela Smith – grain bin, Willard Goeshel – shop, and Tim Mehlhaff – grain bin. Berreth made a motion to approve the building permits with a second by Kallas. All in favor.

Hulscher made a motion to adjourn at 9:45 A.M. with a second by Berreth. All in favor.

  
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ZONING ADMINISTRATOR

  
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CHAIRMAN OF THE ZONING BOARD

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

APRIL 25, 2016

The McPherson County Zoning Board met in the Commissioners Chamber on Monday, April 25, 2016 at 9:00 A.M. Members present were Jeff Neuharth, Richard Kolb, Leland Berreth, and George Hulscher. Absent Alvin Kallas. Also present were Lee Geffre, Dean Geffre, Mitch Truebenbach, Amanda Taylor, and Susan Hoffman, Zoning Administrator.

The meeting was called to order by Chairman Kolb. The minutes of the last meeting were approved as printed with a motion by Neuharth and a second by Hulscher. All in favor.

Mitch Truebenbach and his daughter, Amanda Taylor, met with the Zoning Board to discuss the possibility of building a Class C hog barn (300 to 999 animal units) in the SE1/4-12-126-67 (Leola Township). Several issues were discussed as far as roads, water, location on the property, and permits. Mr. Truebenbach has several issues to check on and apply for the permits he would need. He will inform the board when he is ready to proceed on with his plans.

No charge has ever been set for a county permit for the classes of A, B, C, and D for the different animal units in a feedlot or barn. Hulscher made a motion with a second by Berreth to have the commissioners recommend a fee for a county permit that they feel fit to charge for classes A, B, C, and D.

Building permits 16-01 through 16-05 were discussed. Building permits were for Jerome and Roxana Lapka – remodel house, Jerome Mack Farms – hog barn, Boulder Farms LLC – 4 family housing unit, utility shed, and 4 turkey barns, Vilhauer Ranch – livestock barn, and James M. Fischer – grain bin. Neuharth made a motion to approve the building permits with a second by Berreth. All in favor.

Members of the Zoning Board were wondering if they were bonded. After checking with the County Auditor, they were informed that they were bonded.

Neuharth made a motion to adjourn at 10:50 A.M. with a second by Hulscher. All in favor.

  
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ZONING ADMINISTRATOR

  
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CHAIRMAN OF THE ZONING BOARD

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

DECEMBER 29, 2015

The McPherson County Zoning Board met in the Commissioners Chamber on Tuesday, December 29, 2015 at 9:00 A.M. Members present were Jeff Neuharth, Richard Kolb, Leland Berreth, George Hulscher and Alvin Kallas. Also present were Galen F. Gisi, Edmunds County Planning Commission, Annette Jones, Edmunds County Zoning Officer, Roger and Sandra Malsam, Darwin and Cindy Aman, Jerome Malsam, Rudolph O. Aman, Andrew Aman, Sid Feickert, Delmar Metzger, George Waldner, Paul Wollman, Sam Wollman, Don Kallenberger, and Susan Hoffman, Zoning Administrator.

The meeting was called to order by Chairman Kolb. The minutes of the last meeting were approved as printed with a motion by Berreth and a second by Kallas. All in favor.

George Waldner, Paul Wollman, and Sam Wollman, representing Grassland Colony, appeared before the Zoning Board and a group of local residents, to discuss the possibility of starting a new colony in Cleveland and Hillsview Townships. They are still in the planning stage which includes decisions on housing units, whether to raise turkeys or hogs, and having a licensed engineer test the soil. There are many decisions on their future plans that need to be made. A group discussion was held with many good questions being asked by most of the people in attendance.

Building permits 15-24 through 15-34 were discussed. Building permits were for Thorpe Ranch Inc. – barn, Bieber Red Angus – hoop barn, Chuck Kessler – house addition, Glenn Beutler – grain bin, Hill Crest Farm, Inc. – grain bin, Aman Brothers – shop, Long Lake Colony – house, Jeff Jenner – garage, David & Mark Gruebele – grain bin, Jed Anliker – storage shed, and Todd & Marla Weig – cold storage building. Neuharth made a motion to approve the building permits with a second by Hulscher. All in favor.

Neuharth made a motion to adjourn at 10:00 A.M. with a second by Hulscher. All in favor.

  
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ZONING ADMINISTRATOR

  
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CHAIRMAN OF THE BOARD

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

AUGUST 10, 2015

The McPherson County Zoning Board met in the Commissioners Chamber on Monday, August 10, 2015 at 9:00 A.M. Members present were Jeff Neuharth, Richard Kolb, Leland Berreth, George Hulscher and Alvin Kallas. Also present were Jim Schumacher, Delmar Metzger, Susan Kolb, Alvin Woolman, and Susan Hoffman, Zoning Administrator.

The meeting was called to order by Chairman Kolb. The minutes of the last meeting were approved as printed with a motion by Hulscher and a second by Kallas. All in favor.

Grassland Colony requested a variance for hauling manure more than five miles from Grassland Colony. They wanted to haul 60 loads of manure over a two day period and incorporate the manure into the soil. Richard and Susan Kolb expressed their concerns about the odor and the fact that their home is just across the road from the fields they were planning to haul the manure on. Neuharth made a motion to deny the variance for public concerns due to the opposition to the variance. Berreth seconded the motion. All in favor.

Harold (Chuck) and Perry Kessler requested a variance from the Revised Zoning ordinances of McPherson County, South Dakota, to build an addition on to their house, which is less than 150 feet from the center of the road in the NW1/4 of section 28, township 126 North, range 66 West of the 5<sup>th</sup> P.M. McPherson County, South Dakota. The setback would be less than 150 feet from the center of the road, rather than the 150 feet required by Article 7 Section 705 of said ordinance. After some discussion, Berreth made a motion to approve the variance with the stipulation that if snow becomes a problem with the road, Kessler will have to remove the snow. Kallas seconded the motion. All in favor.

Building permits 15-20 through 15-23 were discussed. Building permits were for Mike and Liza Mettler – house, Lee Layton – remodeling home, Jason Fauth – house addition, and Bruce Flittie – machine shed/shop. Neuharth made a motion to approve the building permits with a second by Hulscher. All in favor.

The proposed ordinance for temporary campgrounds was further discussed. Hulscher made a motion to approve the temporary campground ordinance with corrections to be presented to the County Commissioners at their September 1, 2015 meeting. Berreth seconded the motion. All in favor.

Neuharth made a motion to adjourn at 10:05 A.M. with a second by Kallas. All in favor.

*Susan Hoffman*  
ZONING ADMINISTRATOR

*Richard D. Kell*  
CHAIRMAN OF THE BOARD

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

JUNE 29, 2015

The McPherson County Zoning Board met in the Commissioners Chamber on Monday, June 29, 2015 at 9:00 A.M. Members present were Richard Kolb, Leland Berreth, George Hulscher and Alvin Kallas. Absent was Jeff Neuharth. Also present was Susan Hoffman, Zoning Administrator.

The meeting was called to order by Chairman Kolb. The minutes of the last meeting were approved as printed with a motion by Hulscher and a second by Kallas. All in favor.

Leland and Nancy Berreth requested a variance from the Revised Zoning ordinances of McPherson County, South Dakota, in that they request approval to build a new garage less than 150 feet from the center of the road in the NW1/4 of section 32, township 126 North, range 67 West of the 5<sup>th</sup> P.M. McPherson County, South Dakota. The setback would be less than 150 feet from the center of the road, rather than the 150 feet required by Article 7 Section 705 of said ordinance. After some discussion, Kallas made a motion to approve the variance with the stipulation that if snow becomes a problem with the road, Berreth will have to remove the snow. Hulscher seconded the motion. All in favor. Berreth abstained from voting on the Berreth variance.

Building permits 15-13 through 15-19 were discussed. Building permits were for Mark Hoffman – house, Jeff Neuharth – grain bin, Glenn Beutler – grain bin and barn, Darwin Aman – pole barn with leans, Kindelspire Farms – barn, Dale Opp – house, and Leland Berreth – garage. Berreth made a motion to approve the building permits with a second by Kallas. All in favor.

Hulscher made a motion to adjourn at 9:35 A.M. with a second by Berreth. All in favor.

  
ZONING ADMINISTRATOR

  
CHAIRMAN OF THE BOARD

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

JUNE 2, 2015

The McPherson County Zoning Board met in the Commissioners Chamber on Tuesday, June 2, 2015 at 9:00 A.M. Members present were Richard Kolb, Jeff Neuharth, Leland Berreth, and George Hulscher. Absent was Alvin Kallas. Also present were Sid Feickert, Sheriff David Ackerman and Susan Hoffman, Zoning Administrator.

The meeting was called to order by Chairman Kolb. The minutes of the last meeting were approved as printed with a motion by Hulscher and a second by Berreth. All in favor.

Discussion was held on different items to be included in an ordinance providing for temporary work camps or campgrounds. This ordinance would apply to 30 or more occupants with a permit for each 90 day period. Sheriff David Ackerman and Susan Hoffman will be working on the details for the ordinance.

Building permits 15-10 through 15-12 were discussed. Building permits were for Stanley Schaffer – accessory building, David Smith – grain bin, and Ethan Helfenstein – house. Neuharth made a motion to approve the building permits with a second by Berreth. All in favor.

Hulscher made a motion to adjourn at 9:55 A.M. with a second by Berreth. All in favor.

  
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ZONING ADMINISTRATOR

  
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CHAIRMAN OF THE BOARD

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

MAY 7, 2015

The McPherson County Zoning Board met in the Commissioners Chamber on Thursday, May 7, 2015 at 9:00 A.M. Members present were Richard Kolb, Jeff Neuharth, Leland Berreth, and George Hulscher. Absent was Alvin Kallas. Also present was Glenn Spitzer and Susan Hoffman, Zoning Administrator.

The meeting was called to order by Chairman Kolb. The minutes of the last meeting were approved as printed with a motion by Neuharth and a second by Berreth. All in favor.

Wade and Judy Weiszhaar requested a variance to build a new garage about 80 feet from the center of the road in the SE1/4 of section 23, township 126 North, range 68 West of the 5<sup>th</sup> P.M., McPherson County, South Dakota. After some discussion, the variance was granted to Mr. Weiszhaar with the stipulation that if anything other than normal snow removal may be billed to him. Neuharth made a motion to approve the variance with a second by Hulscher. All in favor.

Glenn Spitzer informed the Zoning Board that if anyone needs an approach or wants one in a different place, they should talk to him.

Further discussion was held on man camps and pipelines in McPherson County. The Zoning Board will meet on Tuesday, June 2<sup>nd</sup> at 9:00 A.M. along with Sheriff David Ackerman and Glenn Spitzer to discuss man camps and the pipeline. At 10:00 they will be joined by the County Commissioners for discussion on the two subjects and to see if an ordinance for each topic is necessary.

Building permits 15-4 through 15-9 were discussed. Building permits were for David Melland – house addition, Chad or Tiffany Weiszhaar – garage, David Opp – pole barn, James Schumacher – grain bin, Wade & Judy Weiszhaar – garage, and Mike & Jodi Kallas – house & garage. Neuharth made a motion to approve the building permits with a second by Hulscher. Berreth abstained from voting on the permit for Mike & Jodi Kallas' house & garage. All in favor.

Hulscher made a motion to adjourn at 10:05 A.M. with a second by Berreth. All in favor.

The Zoning Board will meet on Tuesday, June 2, 2015 at 9:00 A.M.

  
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ZONING ADMINISTRATOR

  
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CHAIRMAN OF THE BOARD

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

MARCH 30, 2015

The McPherson County Zoning Board met in the Commissioners Chamber on Monday, March 30, 2015 at 9:00 A.M. Members present were Richard Kolb, Alvin Kallas, and Jeff Neuharth. Absent were Leland Berreth and George Hulscher. Also present was Sheriff David Ackerman and Susan Hoffman, Zoning Administrator.

The meeting was called to order by Chairman Kolb. The minutes of the last meeting were approved as printed with a motion by Neuharth and a second by Kallas. All in favor.

Sheriff David Ackerman met with the Zoning Board to discuss guidelines to set up conditions for a crew camp or man camp if one was to be established in McPherson County. Many concerns were voiced along with many ideas from other areas where crew camps have been set up. Security and parking were two of the top concerns. Sheriff Ackerman and Susan Hoffman will do some more checking in areas that have had crew camps for any ideas we may have overlooked. We will meet on June 2, 2015 to see what other ideas were found and how they can be added to the ones we already have.

Building permits 15-1 through 15-3 were discussed. Building permits were for Raymond Bertsch – pole storage building, Justin Kessler – new house and Waltman Ranch – remodel house. Neuharth made a motion to approve the building permits with a second by Kallas. All in favor.

Kallas made a motion to adjourn at 10:20 A.M. with a second by Neuharth.

The Zoning Board will meet on Tuesday, June 2, 2015 at 8:00 A.M. to continue the discussion on crew camps or man camps.

  
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ZONING ADMINISTRATOR

  
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CHAIRMAN OF THE BOARD

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

DECEMBER 30, 2014

The McPherson County Zoning Board met in the Commissioners Chamber on Tuesday, December 30, 2014 at 9:00 A.M. Members present were Leland Berreth, Richard Kolb, Alvin Kallas, George Hulscher, and Jeff Neuharth. Also present was Susan Hoffman, Zoning Administrator.

The meeting was called to order by Chairman Kolb. The minutes of the last meeting were approved as printed with a motion by Neuharth and a second by Kallas. All in favor.

Building permits 14-19 through 14-31 were discussed. Building permits were for Jeff Waltman – house, Waltman Farms – barn, Craig Bieber – 2 hoop barns, Dennis Wolff – 2 grain bins, Kevin Kallas – calving barn, Bruce Lowe – pole barn, LeRoy Neifer – barn, Helfee Bros. Chopping & Planting LLC – mobile home, Grassland Colony – house, Donald J. Guthmiller – shop with living quarters above, David Melland – barn, Todd Weig – cold storage building, and Jerome Lapka – barn. Neuharth made a motion to approve the building permits with a second by Berreth. All in favor.

With no other year end business, Berreth made a motion to adjourn the meeting at 9:35 A.M. with a second by Hulscher. All in favor.

  
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ZONING ADMINISTRATOR

  
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CHAIRMAN OF THE BOARD

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

AUGUST 12, 2014

The McPherson County Zoning Board met in the Director of Equalization Office on Tuesday, August 12, 2014 at 9:00 A.M. Members present were Leland Berreth, Richard Kolb, Alvin Kallas, George Hulscher, and Jeff Neuharth. Also present was Jeff Waltman and Susan Hoffman, Zoning Administrator.

The meeting was called to order by Chairman Kolb. The minutes of the last meeting were approved as printed with a motion by Neuharth and a second by Hulscher. All in favor.

Jeff Waltman requested a variance to build a new house about 100 feet from the center of the road in the SE1/4 of section 22, township 127 North, range 66 West of the 5<sup>th</sup> P.M., McPherson County, South Dakota. After some discussion, the variance was granted to Mr. Waltman. Berreth made a motion to approve the variance with a second by Kallas. All in favor.

Chad Weiszhaar requested a variance to plant trees 75 feet from the middle of the road in the West 580 feet of the South 375 feet of the North 1,900 feet of the NW1/4 of section 8, township 126 North, range 67 West of the 5<sup>th</sup> P.M., McPherson County, South Dakota. After some discussion, it was decided to grant Mr. Weiszhaar the variance with the stipulation that if anything other than normal snow removal may be billed to the owner and the trees will have to be removed at the owner's expense. Neuharth made a motion to approve the variance with a second by Hulscher. All in favor.

Building permits 14-13 through 14-18 were discussed. Building permits were for Dale Dockter – barn, Ryan Sanborn – barn/shop, Kevin Heupel – calving barn, Bruce Mack – pole barn/equipment storage, Jeff Neuharth – grain bin, and David Smith – grain bin. Berreth made a motion to approve the building permits with a second by Kallas. All in favor.

Hulscher made a motion to adjourn at 9:20 A.M. with a second by Kallas. All in favor.

  
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ZONING ADMINISTRATOR

  
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CHAIRMAN OF THE BOARD

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

JULY 7, 2014

The McPherson County Zoning Board met in the Commissioners Chamber on Monday, July 7, 2014 at 10:30 A.M. Members present were Leland Berreth, Richard Kolb, Alvin Kallas, George Hulscher, and Jeff Neuharth. Also, present was Susan Hoffman, Zoning Administrator.

The meeting was called to order by Chairman Kolb. The minutes of the last meeting were approved as printed with a motion by Neuharth and a second by Berreth. All in favor.

James Schauer contacted a county commissioner this morning to let them know that he didn't want the manure variance. Mr. Schauer did not show up for the meeting so the variance was not discussed.

Building permits 14-7 through 14-12 were discussed. Building permits were for Nick Kallas – house, Gordon Petrich – pole shed, Glen Hoffman – garage, Glenn Beutler – grain bin, Alvin Kallas – siding house, and Mark W. Opp – shop area. Hulscher made a motion to approve the building permits with a second by Neuharth. All in favor.

Berreth made a motion to adjourn at 10:50 A.M. with a second by Kallas. All in favor.

  
ZONING ADMINISTRATOR

  
CHAIRMAN OF THE BOARD

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

JUNE 5, 2014

The McPherson County Zoning Board along with the McPherson County Commissioners met in the Commissioners Chamber on Thursday, June 5, 2014 at 10:30 A.M. Members present were Leland Berreth, Richard Kolb, Alvin Kallas, and Jeff Neuharth. Absent was George Hulscher. Also present were Sid Feickert, Delmar Metzger, Rick Beilke, Glenn Spitzer, James Schauer, Jennifer Guthmiller, and Susan Hoffman, Zoning Administrator.

The meeting was called to order by Chairman Kolb. The minutes of the last meeting were approved as printed. Berreth made a motion to approve the minutes with a second by Kallas. All in favor.

James Schauer requested a variance for hauling turkey manure more than 5 miles from Long Lake Colony to Sam Schauer's farm in section 15-127-67. After some discussion about the compost, Neuharth made a motion to approve the variance allowing Schauer to haul to Sam Schauer's farm in section 15-127-67 from the intersection of 122<sup>nd</sup> Street and 368<sup>th</sup> Avenue 1 mile west to 367<sup>th</sup> Avenue, north to 111<sup>th</sup> Street, west to 364<sup>th</sup> Avenue, and north to 108<sup>th</sup> Street. Hauling will be done during June 16<sup>th</sup> – 18<sup>th</sup> to section 15 to be stockpiled and spread on section 15 only. Kallas seconded the motion. All in favor.

Neuharth made a motion to adjourn at 10:59 A.M. with a second by Kallas. All in favor.

  
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ZONING ADMINISTRATOR

  
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CHAIRMAN OF THE BOARD

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

MAY 29, 2014

The McPherson County Zoning Board met at the Court House on Thursday, May 29, 2014 at 9:00 A.M. Members present were Leland Berreth, George Hulscher, Richard Kolb, Alvin Kallas, and Jeff Neuharth. Also present was Susan Hoffman, Zoning Administrator.

The meeting was called to order by Chairman Kolb. The minutes of the last meeting were approved as printed. All in favor.

Gordon Petrich requested a variance to plant two (2) rows of trees and build a shed less than 150 feet from the center of the section line road in the NW1/4 of section 24, township 126 north, range 67 west of the 5<sup>th</sup> P.M., McPherson County, South Dakota. After some discussion, it was decided to grant Mr Petrich the variance with the stipulation that if anything other than normal snow removal may be billed to the owner. Neuharth made a motion to approve the variance with a second by Kallas. All in favor.

Ethnoscience, Inc. of Billings, MT has been contracted by The South Dakota State Historic Preservation Office to conduct a study of prehistoric mortuary features in McPherson County. The purpose of the study is to document and accurately map known mortuary features as burial mounds, kairins and pioneer burials. The county will be provided general locational information to be used in future development planning to help them avoid disturbing these features. This project involves McPherson, Brown, Edmunds, and Faulk and will be done in June and July.

Building permits 13-37 and 13-38 plus 14-1 through 14-6B were presented and discussed. Building permits were for Tim Mehlhaff – grain bin, Bruce Mack – farm shop, George Weisser – hoop barn, Kindelspire Farms – barn, Long Lake Fire District – fire hall, Calvin McCurley – home, Waltman Farms – house addition, and Grassland Colony – greenhouse and generator shop. Neuharth made a motion to approve the building permits with a second by Berreth. All in favor.

Hulscher made a motion to adjourn at 9:30 A.M. with a second by Neuharth. All in favor.

  
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ZONING ADMINISTRATOR

  
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CHAIRMAN OF THE BOARD

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

NOVEMBER 21, 2013

The McPherson County Zoning Board met at the Court House on Thursday, November 21, 2013 at 10:00 A.M. Members present were Leland Berreth, George Hulscher, and Richard Kolb. Also present were Glenn Spitzer and Susan Hoffman, Zoning Administrator.

The meeting was called to order by Chairman Kolb. The minutes of the last meeting were approved as printed with a motion by Berreth and seconded by Hulscher. All in favor.

Stanley W. Strobel requested a variance to build a machine shed (36 x 48) that would be less than 150 feet from the center of the section line road in the SE1/4 of section 15, township 125 north, range 73 west of the 5<sup>th</sup> P.M., McPherson County, South Dakota. After some discussion, it was decided to grant Mr Strobel the variance with the stipulation that if anything other than normal snow removal may be billed to the owner. Berreth made a motion to approve the variance with a second by Hulscher. All in favor.

Zoning Ordinances were discussed. Berreth made a motion to eliminate Class D in the Concentrated Animal Feeding Operations. Hulscher seconded the motion. All in favor.

The Zoning Board recommended raising the cost of building permits for \$10.00 to \$20.00. Hulscher made a motion with a second by Berreth to present the recommendation to the County Commissioners for approval. All in favor.

Building permits 13-33 through 13-36 were presented and discussed. Building permits were for Dennis Wolff – shop, Cletus Imberi – pole building (shop), Melvin & Marian Kallas – shop, and Margaret Malsam – house remodel (chimney removal). Berreth made a motion to approve the building permits with a second by Hulscher. All in favor.

Hulscher made a motion to adjourn at 11:20 A.M. with a second by Berreth. All in favor.

  
ZONING ADMINISTRATOR

  
CHAIRMAN OF THE BOARD

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

OCTOBER 25, 2013

The McPherson County Zoning Board met at the Court House on Friday, October 25, 2013 at 9:00 A.M. Members present were Leland Berreth, Jeff Neuharth, Alvin Kallas, George Hulscher, and Richard Kolb. Also present were Thomas Schackman and Susan Hoffman, Zoning Administrator.

The meeting was called to order by Chairman Kolb. The minutes of the last meeting were approved as printed with a motion by Neuharth and seconded by Berreth. All in favor.

Thomas D. & Donna J. Schackman requested a variance to plant wildlife trees along the north side of property potentially within 150 feet from the right of way of the highway in NW1/4NW1/4NE1/4 of section 6, township 126 north, range 72 west of the 5<sup>th</sup> P.M., McPherson County, South Dakota. After some discussion, it was decided that the county has no control over the decision because the road is a state highway which the county has no control over. The fee for the variance will be returned to Mr. Schackman. All were in favor.

The Zoning Board discussed the possibility of meeting 3 times a year unless an emergency issue would come up. Meeting possibilities would be March, August, and the end of December. Jeff will discuss this with the Board of Commissioners at their next meeting.

Building permits 13-28 through 13-32 were presented and discussed. Building permits were for Richard Jasmer – storage shed, McPherson County and SDBIT – new steel guyed tower and electronics building, Doug Kindelspire – house, Myron Fauth – storage building, and Stanley spritzer – garage and breezeway. Neuharth made a motion to approve the building permits with a second by Kallas. All in favor.

Hulscher made a motion to adjourn at 9:35 A.M. with a second by Berreth. All in favor.

  
ZONING ADMINISTRATOR

  
CHAIRMAN OF THE BOARD

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

SEPTEMBER 26, 2013

The McPherson County Zoning Board met at the Court House on Thursday, September 26, 2013 at 9:00 A.M. Members present were Leland Berreth, Jeff Neuharth, and Richard Kolb. Absent were Alvin Kallas and George Hulscher. Also present were Sheriff David Ackerman and Susan Hoffman, Zoning Administrator.

The meeting was called to order by Chairman Kolb. The minutes of the last meeting were approved as printed with a motion by Neuharth and seconded by Berreth. All in favor.

McPherson County requested a variance to construct a new tower/facility that is capable of carrying on the load required by today's communication system with a higher tower requiring a different setback in Outlot B of Government Lot 3 in section 18, township 126 north, range 68 west of the 5<sup>th</sup> P.M., McPherson County, South Dakota. Sheriff Ackerman explained that the new tower would be higher and have guyed wires. There will also be a small building for equipment to be stored in. Neuharth made a motion to approve the variance with a second by Berreth. All in favor.

Building permits 12-38 and 13-01 through 13-27 were presented and discussed. Building permits were for Kindelspire Farms – Hoop Barn, Jerry Franck – Garage, Spring Creek Colony – Ag Building, Ron Schumack – Hobby Shop, Gary Krein – Storage Building, Cellular Inc. Network Corp. - Prefabricated Utility Building, Grassland Colony – Hog Finishing Barn, Grassland Colony – Hog Farrowing Barn, Paul Mehlhaff – Grain Bin, Lewis Opp – House, ReEtta Sieh – House, Jerome Mack – Grain Dryer, Trevor Zantow – House Addition, Dale Opp – Shop/Garage/Living Area, Bruce Kusler – Barn, David Rath – Grain Storage System, Verna Pudwill – Siding, Windows, & Doors on House, Lloyd Schaunaman – Shop, Jed Anliker – Garage & Deck, Matt Waltman – Moving House In, Michael Mettler – Shop, Gerard Retzer – Storage Building, Chris & ReEtta Sieh – Grain Bin, Long Lake Colony – School, Glenn Beutler – Grain Bin, Dennis Pfeifle – House Addition, Keith Mehlhaff – Pole Building, and Jeff Mohr – Barn Addition. Berreth made a motion to approve the building permits with a second by Neuharth. All in favor.

Berreth made a motion to adjourn at 9:30 A.M. with a second by Neuharth. All in favor.

  
ZONING ADMINISTRATOR

  
CHAIRMAN OF THE BOARD

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MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

JANUARY 8, 2013

The McPherson County Zoning Board met at the Court House on Tuesday, January 08, 2013 at 12:45 P.M. Members present were Alvin Kallas, Leland Berreth, Earl Gruebele and Richard Kolb.

The meeting was called to order by Chairman Kolb. They discussed amending the manure ordinance to say it shall be required to be incorporated. Berreth made a motion with a second by Gruebele to amend the manure ordinance. Motion carried. All in favor.

Member, Jeff Neuharth and Susan Hoffman, Zoning Administrator joined the meeting at this time. The zoning board presented the amended manure ordinance to the Board of Commissioners for their approval. The Board of Commissioners had the first reading for amending the manure ordinance.

The minutes of the last meeting were approved as printed with a motion by Gruebele and a second by Kallas. All in favor.

Building permits 12-32 through 12-37 were presented and discussed. Building permits were for Mark Gruebele – grain bin, Milbert Trautman – loafing barn, Calvin McCurley – storage building, Grassland Hutterian – machine shed, Ken & Nina Kunz – addition to house, and Jed & Jenny Anliker – manufactured home. Gruebele made a motion to approve the building permits with a second by Berreth. All in favor.

Special thanks to Earl Gruebele for his years of service on the Zoning Board.

The meeting was adjourned at 1:45 P.M. All in favor.

  
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ZONING ADMINISTRATOR

  
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CHAIRMAN OF THE BOARD

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

OCTOBER 18, 2012

The McPherson County Zoning Board met in the Commissioners Chamber on Thursday, October 18, 2012 at 9:00 A.M. Members present were Alvin Kallas, Leland Berreth, Earl Gruebele, Jeff Neuharth, and Richard Kolb. Also present was Susan Hoffman, Zoning Administrator.

The meeting was called to order by Chairman Kolb. The minutes of the last meeting were approved as printed with a motion by Neuharth and a second by Berreth. All in favor.

Long Lake Colony's Manure Variance #12-2 was discussed. Long Lake Colony hauled their manure on October 16<sup>th</sup> and 17<sup>th</sup> from the Colony north to County Road #18, west one (1) mile to County Road #21, north to SD Highway 10 west through Leola to 338<sup>th</sup> Avenue turning south to sections 2, 3, 4, & 6 of 126-71. Glenn Spitzer, highway superintendent, approved the route.

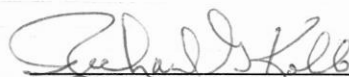
Grassland Colony requested a variance for hauling manure more than five (5) miles from Grassland Colony. After some discussion, Kallas made a motion to grant Grassland Manure Variance #12-3 with the stipulation that the manure has to be incorporated after it is applied. Neuharth seconded the motion. All in favor.

Some discussion was held on the manure management and operation plan for all Class A and B Concentrated Animal Feeding Operations in McPherson County according to the Planning and Zoning Ordinance #10-2. Neuharth made a motion to amend 4C under section 2306 which states – The Board of Adjustment may require manure to be injected or incorporated into the soil. The amended 4C would state – The Board of Adjustment shall require that manure be injected or incorporated into the soil within 48 hours of application of the manure. If the situation arises, because of weather or soil conditions, that manure cannot be incorporated into the soil within the time allowed, the Animal Feeding Operations may appeal to the Board of Adjustment for a conditional waiver. Kallas seconded the motion. All in favor. Neuharth and Kolb will present the amended 4C to the County Commissioners.

Building permits 12-27 through 12-31 were presented and discussed. Building permits were for Long Lake Colony – 3 Family Home, Mike Mardian – pole barn, Dan & Karen Mettler – porch entry to home, Ted Wolff – barn, and Harm Trollip – sheep barn. Berreth made a motion to approve the building permits with a second by Kallas. All in favor.

Gruebele made a motion to adjourn at 9:50 A.M. with a second by Berreth. All in favor.

  
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ZONING ADMINISTRATOR

  
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CHAIRMAN OF THE ZONING BOARD

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

SEPTEMBER 4, 2012

The McPherson County Zoning Board along with the McPherson County Commissioners met in the Commissioners Chamber on Tuesday, September 4, 2012 at 10:00 A.M. Members present were Alvin Kallas, Leland Berreth, Earl Gruebele, Jeff Neuharth, and Richard Kolb. Also present were Sid Feickert, Dennis Wolff, Delmar Metzger, Rick Beilke, Glenn Spitzer, Dan Mettler, John Waldner, and Susan Hoffman, Zoning Administrator.

The meeting was called to order by Chairman Kolb. The minutes of the last meeting were approved as printed with a motion by Berreth and a second by Neuharth. All in favor.

Long Lake Colony requested a variance for hauling manure more than 5 miles from Long Lake Colony. Discussion on the variance followed. The route for hauling the manure was from the Colony to County Road #18 west to County Road #17, on County Road #17 north to SD Highway 10, on SD Highway 10 west to 338<sup>th</sup> Avenue, and turn south on 338<sup>th</sup> Avenue to sections 2, 3, 4, and 6 of 126-71. Glenn Spitzer requested the route be changed from their plan to go from the Colony north on County Road #23 to SD Highway 10 west through Leola to 338<sup>th</sup> Avenue turning south to sections 2, 3, 4, and 6 of 126-71. Discussion followed with the decision that the manure had to be incorporated. Neuharth made a motion to approve the variance with the route change to go north from the Colony on County Road #23 to SD Highway 10 west through Leola to 338<sup>th</sup> Avenue turning south to sections 2, 3, 4, and 6 of 126-71 hauling two (2) days and the manure has to be incorporated after it is applied. Berreth seconded the motion. All in favor. John Waldner will discuss the ruling with others at the Colony and let us know whether they will haul the manure or not.

Building permits 12-23 through 12-26 were presented and discussed. Building permits were for David Smith – 2 grain bins, Velocitel, Inc. – upgrade to cell tower, Gary E. Krein – storage shed, and Earl Mehlhaff – machine shed. Neuharth made a motion to approve the building permits with a second by Kallas. All in favor.

Gruebele made a motion to adjourn at 10:28 A.M. with a second by Neuharth. All in favor.

*Susan Hoffman*  
Zoning Administrator

SUSAN HOFFMAN  
ZONING ADMINISTRATOR

*Richard G. Hall*  
Chairman

Sample

## Amending Manure Management and Operation Plan

### **4. Manure Management and Operation Plan**

- C. The Board of Adjustment shall require that manure be injected or incorporated into the soil within 48 hours/~~days~~ of application of the manure. If the situation arises, because of weather or soil conditions, that manure cannot be incorporated into the soil within the time allowed, the Animal Feeding Operations may appeal to the Board of Adjustment for a conditional waiver.

Planning and Zoning Ordinance

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MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

AUGUST 7, 2012

The McPherson County Zoning Board along with the McPherson County Commissioners met in the Commissioners Chamber on Tuesday, August 7, 2012 at 10:00 A.M. Members present were Alvin Kallas, Leland Berreth, and Richard Kolb. Absent were Earl Gruebele, Jeff Neuharth, and Rick Beilke. Also present were Sid Feickert, Dennis Wolff, Delmar Metzger, Alvin Wollman, and Susan Hoffman, Zoning Administrator.

The meeting was called to order by Chairman Kolb. The minutes of the last meeting were approved as read. Berreth made a motion to approve the minutes with a second by Kallas. All in favor.

Grassland Colony requested a variance for hauling manure more than 5 miles from Grassland Colony. Discussion followed on how they planned to incorporate the manure into the soil. After the discussion, Kallas made a motion to grant the manure variance with a second by Berreth. All in favor.

Building permits 12-13 through 12-22 were presented and discussed. Building permits were for Daniel Erdmann – digging new basement and moving in house, Patrick Lapka – new house with attached garage – Todd Rau – new house, Alvin Kallas – remodel bathroom, Ken Shafer – grain bin, Mark Hoffman – shop, Ron Imberi – metal on building walls & roof, Tim Mehlhoff – grain bin, Leo Vilhauer – entry on mobile home, and Teddy R. Opp – garage. Berreth made a motion to approve the building permits with a second by Kallas. All in favor.

Berreth made a motion to adjourn at 10:20 A.M. with a second by Kallas. All in favor.

  
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ZONING ADMINISTRATOR

  
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CHAIRMAN OF THE BOARD

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

MAY 11, 2012

The McPherson County Zoning Board met in the Commissioners Chamber on Friday, May 11, 2012 at 9:00 A.M. Members present were Earl Gruebele, Alvin Kallas, Leland Berreth, Richard Kolb, and Jeff Neuharth. Also present was Susan Hoffman, Zoning Administrator.

The meeting was called to order by Chairman Kolb. The minutes of the last meeting were approved as printed. All in favor.

Aman Brothers, Harlan and Lester, requested a variance to build two (2) grain bins in the NE1/4 of section 20, township 125 north, range 71 West of the 5<sup>th</sup> P.M., McPherson County, South Dakota that would be less than 150 feet from the center of the section line road. After some discussion, Neuharth made a motion to approve the variance with the stipulation that if snow becomes a problem with the road, Amans will have to remove the snow at their own cost. Berreth seconded the motion. All in favor.

Building permits 12-02 through 12-12 were presented and discussed. Building permits were for Arlene Swenson – moving in home and adding basement, garage, and addition, Jerome Mack – barn and addition, Kathy Franck – basement and garage, Stan Haidle – storage shed, Jim R. Goebel – machine shed, Kevin Heupel – machine shed, Aman Brothers – 2 grain bins, Ehresman Polled Hereford – house, Leo Vilhauer – bedroom and bathroom, Dennis Wolff – siding house and new windows, and Verna Pudwill – storage shed. Kallas made a motion to approve the building permits with a second by Neuharth. All in favor.

Berreth made a motion to adjourn at 9:45 A.M. with a second by Gruebele. All in favor.

  
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ZONING ADMINISTRATOR

  
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CHAIRMAN OF THE BOARD

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

FEBRUARY 13, 2012

The McPherson County Zoning Board met in the Commissioners Chamber on Monday, February 13, 2012 at 10:00 A.M. Members present were Earl Gruebele, Alvin Kallas, Leland Berreth, and Richard Kolb. Absent was Jeff Neuharth. Also present was Chad Weiszhaar and Susan Hoffman, Zoning Administrator.

The meeting was called to order by Chairman Kolb. The minutes of the last meeting were approved as printed with a motion by Berreth and a second by Kallas. All in favor.

Chad & Tiffany Weiszhaar requested a variance to plant six (6) rows of trees running east to west that will be 70 to 80 feet from the center of the section line in the NW1/4 of section 8, township 126 north, range 67 West of the 5<sup>th</sup> P.M., McPherson County, South Dakota. After some discussion, a motion was made by Kallas with a second by Berreth to approve the variance. If the trees cause problems with snow accumulating to the block the road, the highway superintendent has the right to have them removed. All in favor.

Building permits 11-36, 11-37, and 12-01 were presented and discussed. Building permits were for Darwin Aman – pole barn, Travis Mehlhaff – pole barn, and David J. Rath – basement remodel. Gruebele made a motion to approve the building permits with a second by Berreth. All in favor.

Gruebele made a motion to adjourn at 10:30 A.M. with a second by Kallas. All in favor.

  
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ZONING ADMINISTRATOR

  
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CHAIRMAN OF THE BOARD

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

DECEMBER 6, 2011

The McPherson County Zoning Board along with the McPherson County Commissioners met in the Commissioner's Chamber on Tuesday, December 6, 2011 at 11:25 A.M. Members present were Jeff Neuharth, Richard Kolb, Earl Gruebele, Leland Berreth, and Alvin Kallas. Also present were Sid Feickert, Dennis Wolff, Rick Beilke, Delmar Metzger, Glenn Spitzer, Alvin Wollman, Marian Kallas, and Susan Hoffman, Zoning Administrator.

The meeting was called to order by Chairman Kolb. The minutes of the last meeting were approved as printed with a motion by Neuharth and a second by Gruebele. All in favor.

Grassland Colony requested a variance for hauling manure more than 5 miles from Grassland Colony. Discussion followed as to whether the manure could be incorporated into the soil or if it would have to be stockpiled until spring. After some further discussion, Neuharth made a motion to deny the permit because the manure couldn't be worked into the ground anymore this fall. Berreth seconded the motion. All in favor.

A plat for Pudwill Homestead Subdivision in the E1/2-32-127-66 was presented to the Zoning Board. A motion to accept the plat was made by Neuharth with a second by Kallas. All in favor.

A plat for Rott Sisters Addition in the SE1/4-18-126-67 was presented to the Zoning Board. A motion to accept the plat was made by Berreth with a second by Neuharth. All in favor.

Building permits 11-23 thru 11-35 were discussed. Building permits were for Neal Woehlhaff – hunting lodge, Mark Gruebele – addition to house, Herbert Flakoll – hoop barn, Robert Moser – metal roof on house, Lloyd Schaunaman – garage, Bruce Mack – house, Lorene Blocker – addition to garage, Milbert Trautman – siding house, Bill McVay – hangar, Todd Weig – house, David Hoops – pole barn, David J. Arnold – pole building, and Nathan Hoffman – steel shed. Berreth made a motion to approve the building permits with a second by Neuharth. All in favor.

Neuharth made a motion to adjourn at 11:55 A.M. with a second by Gruebele. All in favor.

  
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ZONING ADMINISTRATOR

  
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CHAIRMAN OF THE BOARD

# MCPHERSON COUNTY ZONING BOARD

## MINUTES OF PROCEEDINGS

SEPTEMBER 13, 2011

The McPherson County Zoning Board along with the McPherson County Commissioners met in the Commissions Chamber on Tuesday, September 13, 2011 at 9:55 A.M. Members present were Jeff Neuharth, Richard Kolb, and Earl Gruebele. Also present were Sid Feickert, Dennis Wolff, Lee Kindelspire, Alvin Wollman, George Waldner, John Waldner, and Susan Hoffman, Zoning Administrator. Absent were Rick Beilke, Delmar Metzger, Alvin Kallas, and Leland Berreth.

The meeting was called to order by Chairman Kolb. The minutes of the last meeting were read. Neuharth made a motion to approve the minutes with a second by Gruebele. All in favor.

Kindelspire Farms requested a variance to build a cattle confinement building for approximately 500 head of cattle with concrete floors and sides in the NW1/4 of section 35, township 128 north, range 67 west of the 5<sup>th</sup> P.M., McPherson County, South Dakota. After some discussion with Lee Kindelspire, Neuharth made a motion to approve the variance with the condition that everything passes the state regulations. Gruebele seconded the motion. All in favor.

Grassland Colony requested a variance (#1) for hauling manure more than 5 miles from Grassland Colony. Discussion followed on the variance. Neuharth made a motion to grant the manure variance to Grassland Colony allowing them to haul to section 13, township 128 north, range 73 west of the 5<sup>th</sup> P.M., McPherson County, South Dakota. Gruebele seconded the motion. All in favor.

Grassland Colony requested a variance (#2) for hauling manure more than 5 miles from Grassland Colony. After some discussion, Neuharth made a motion to grant the manure variance to Grassland Colony allowing them to haul to section 24, township 126 north, range 57 west of the 5<sup>th</sup> P.M., McPherson County, South Dakota. Gruebele seconded the motion. All in favor.

John Waldner of Long Lake Colony requested a variance to haul manure for more than 5 miles from Long Lake Colony to sections 2, 3, and 4, township 126 north, range 71 west of the 5<sup>th</sup> P.M., McPherson County, South Dakota. After some discussion, Gruebele approved the variance with a second by Neuharth. All in favor. The variance was sent to the Commissioners for their approval.

Building permits 11-13 through 11-22 were discussed. Building permits were for Ronald Geffre – shop, Reuben Fink – siding house, ReEtta Sieh – café, Gerald Haupt – addition of garage and shingle house and garage, David Smith – pole barn, Paul Mehlhoff – house, Lloyd Schaunaman – grain bin, Mike Mettler – cattle barn, Jeremy Hoff – garage, and

Dennis Wolff – grain bin. Neuharth made a motion to approve the building permits with a second by Gruebele. All in favor.

Gruebele made a motion to adjourn at 11:10 A.M. with a second by Neuharth. All in favor.

  
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ZONING ADMINISTRATOR

  
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CHAIRMAN OF THE BOARD

ZONING & PLANNING BOARD

11:00 AM

APRIL 7, 1994

COUNTY COMMISSIONER ROOM

MEETING CALLED TO ORDER BY CHAIRMAN KOEHLER. PRESENT WERE MEMBERS E. KREIN, R. KOLB AND AUDITOR SEEL. MINUTES OF THE LAST MEETING WERE READ AND APPROVED AS READ. MOTION BY KREIN SECONDED BY KOLB.

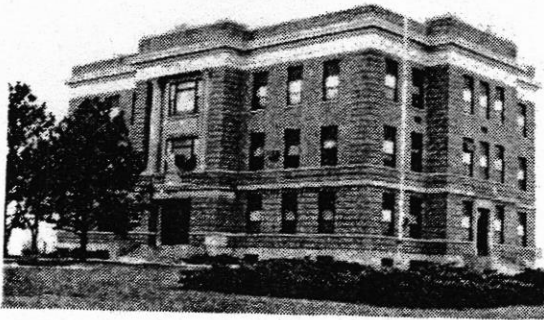
MOTION TO GRANT AND APPROVE A VARIANCE FOR SIDNEY FEICKERT TO ERECT A MACHINE SHED WITHIN 150 FEET OF THE ROAD BY HIS FARMSTEAD (NE 1/4 3 127N, 68W), WAS MADE BY KREIN, SECONDED BY KOLB. MOTION APPROVED.

BUILDING PERMITS 93-5 THRU 93-31 AND 94-01 AND 94-02 WERE REVIEWED. MOTION TO APPROVE SAID PERMITS WAS MADE BY R. KOLB SECONDED BY E. KREIN.

WITH NO FURTHER BUSINESS, MOTION TO ADJOURN BY KREIN SECONDED BY KOLB.

Sid Feickert  
Variance Papers  
from 1994

And



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OFFICE OF  
**COUNTY AUDITOR**

McPHERSON COUNTY

P. O. Box L

Leola, South Dakota 57456

NOTICE OF HEARING UPON  
APPLICATION FOR VARIANCE  
FROM ZONING ORDINANCE!

NOTICE IS, HEREBY, GIVEN: That Sidney Feickert has submitted a request for a variance from the Revised Zoning Ordinances of McPherson County, South Dakota, in that he requests allowance to place a machine shed in the Northeast Quarter of Section 3, Township 127N, Range 68W of the 5th P.M., McPherson County, South Dakota, with a setback of less than 150 feet from the center of the section line road rather than the 150 feet as required by Article 7, Section 705 of said Ordinance.

NOTICE IS FURTHER GIVEN: That said application will be considered by the McPherson County Zoning Board of Adjustment on Thursday, April 7, 1994 at 11:00 A.M. in the Commissioners Room of the McPherson County, South Dakota Courthouse. At this time and place, any person interested in the approval or rejection of such application may appear and be heard.

Dated at Leola, South Dakota this 18th day of March, 1994.

McPHERSON COUNTY BOARD OF ADJUSTMENT

*Steve Serr*

Steve Serr, Zoning Administrator

APPLICATION FOR VARIANCE FROM ZONING ORDINANCE

MCPHERSON COUNTY  
STATE OF SOUTH DAKOTA

Date 3/14/94

TO: MCPHERSON COUNTY PLANNING AND ZONING COMMISSION

The undersigned do hereby request a variance from the McPherson County Zoning Ordinance to build a 40x80 Machine Shed within 100 of My Driveway - Right of Way

Structure would be located on the East Side of Driveway  
Directly East of My Building Site

Reason: To stay within reasonable distance  
of my farmyard without overcrowding  
my buildings

Owner's Signature Sidney P. Feickert

Agent's Signature \_\_\_\_\_

Inspection Report: \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

Planning Commission Action: \_\_\_\_\_

\_\_\_\_\_ Date \_\_\_\_\_

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

JULY 7, 2011

The McPherson County Zoning Board met in the Commissioners Chamber on Thursday, July 7, 2011 at 9:00 A.M. Members present were Earl Gruebele, Alvin Kallas, Leland Berreth, Jeff Neuharth, and Richard Kolb. Also present was Susan Hoffman, Zoning Administrator.

The meeting was called to order by Chairman Kolb. The minutes of the last meeting were approved with a motion by Neuharth and a second by Berreth. All in favor.

Aman Brothers requested a variance to construct a new shop building less than 150 feet from the center of the section line in the SE1/4 of section 17, township 125 north, range 71 West of the 5<sup>th</sup> P.M., McPherson County, South Dakota. After some discussion, a motion was made by Neuharth with a second by Kallas to approve the variance. If the building causes problems with snow, they will be responsible for removing it.

Building permits 11-08 through 11-12 were discussed. Building permits were for Susan Christianson – pole lean to, Darrel Yost – metal roof for house, James Ottenbacher – storage shed, Aman Brothers – shop, and Sid Feickert – machine storage shed. Neuharth made a motion to approve the building permits with a second by Berreth. All in favor.

Neuharth made a motion to adjourn at 9:50 A.M. with a second by Kallas. All in favor.

*Susan Hoffman*  
\_\_\_\_\_  
ZONING ADMINISTRATOR

*Richard Kolb*  
\_\_\_\_\_  
CHAIRMAN OF THE ZONING BOARD

*Sid Feickert*  
*Building Permit*

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

MAY 26, 2011

The McPherson County Zoning Board met in the Commissioners Chamber on Thursday, May 26, 2011, at 10:00 A.M. Members present were Earl Gruebele, Alvin Kallas, Leland Berreth, and Richard Kolb. Absent was Jeff Neuharth. Also present were Gary Wolff, Glenn Spitzer, and Susan Hoffman, Zoning Administrator.

The meeting was called to order by Chairman Kolb. The minutes of the last meeting were read. The minutes were approved with a motion by Berreth and a second by Kallas. All in favor.

Gary T. Wolff requested a variance to plant two rows of trees that are less than 150 feet from the center of the section line in the S1/2SE1/4 of section 21, township 128 North, range 70 West of the 5<sup>th</sup> P.M., McPherson County, South Dakota. Glenn Spitzer, Highway Superintendent, said the trees should be no problem as far as the road. After some discussion, a motion was made by Berreth with a second by Gruebele to approve the variance. If the trees cause problems with snow accumulating to block the road, the highway superintendent has the right to have them removed.

Building permit 11-07 was discussed. Building permit 11-07 was for a deck for Chad and Tiffany Weiszhaar. Kallas made a motion to approve the building permit with a second by Gruebele. All in favor.

The application for a manure variance form was discussed. Some possible changes to the form were discussed.

Berreth made a motion to adjourn at 10:20 A.M. with a second by Gruebele. All in favor.

  
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ZONING ADMINISTRATOR

  
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CHAIRMAN OF THE ZONING BOARD

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

APRIL 21, 2011

The McPherson County Zoning Board met in the Commissioners Chamber on Thursday, April 21, 2011, at 10:00 A.M. Members present were Jeff Neuharth, Earl Gruebele, Alvin Kallas, Leland Berreth, and Richard Kolb. Also present were Jodi Kallas, Glenn Spitzer, and Susan Hoffman.

The meeting was called to order by Chairman Kolb. The minutes of the last meeting were approved with a motion by Berreth and a second by Neuharth. All in favor.

Mike and Jodi Kallas requested a variance to plant seven rows of trees about 100 feet from the center of the road in the SW1/4 of section 35, township 127 North, range 66 West of the 5<sup>th</sup> P.M., McPherson County, South Dakota. After some discussion, a motion was made by Neuharth with a second by Gruebele to approve the variance. Kallas and Berreth abstained from voting. If the trees cause problems with snow accumulating to block the road, the highway superintendent has the right to have them removed.

Building permits 11-2 through 11-6 were discussed. Building permits were for Mack Farms LLC – machine shed, garage, grain bin, and grain storage and handling system, Gerard Retzer – pole barn, Todd Weig – pole barn and open face shed, Bruce Mack – machine shed lean, and Chris Sieh-Sylvia Rott – house. Kallas made a motion to approve the building permits with a second by Berreth. All in favor.

Neuharth made a motion to adjourn at 10:25 P.M. with a second by Gruebele. All in favor.

  
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ZONING ADMINISTRATOR

  
\_\_\_\_\_  
CHAIRMAN OF THE ZONING BOARD

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

MARCH 18, 2011

The McPherson County Zoning Board met in the Commissioners Chamber on Friday, March 18, 2011, at 10:00 A.M. Members present were Richard Kolb, Leland Berreth, Earl Gruebele, and Alvin Kallas. Absent was Jeff Neuharth. Also present were Duane Fink and Susan Hoffman.

The minutes of the last meeting were read. A correction to the minutes was made – it should read to express a concern with a slope of more than 4 feet rather than a slope of less than 4 feet. Kallas made a motion to approve the minutes with a second by Berreth. All in favor.

Duane and Karen Fink requested a variance to plant one row of red cedar trees about 100 feet from the center of the road in the SW1/4NW1/4 and the NW1/4SW1/4, running parallel to the road a distance of about 900 feet, in section 12, township 126 North, range 70 West of the 5<sup>th</sup> P.M., McPherson County, South Dakota. After some discussion, Berreth made a motion to approve the variance with a second by Kallas. All in favor.

Some discussion was held on towers and building permits. It is important to let the Equalization Office know when you have buildings that are destroyed as well as when you build new ones.

Building permit 11-01 was discussed. The building permit was for Rodney Hoffman – machine shed in Long Lake town. Kallas made a motion to approve the building permit with a second by Gruebele. All in favor.

Gruebele made a motion to adjourn at 11:05 A.M. with a second by Berreth. All in favor.

  
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ZONING ADMINISTRATOR

  
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CHAIRMAN OF THE ZONING BAORD

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

JANUARY 4, 2011

The McPherson County Zoning Board met in the Commissioners Chamber on Tuesday, January 4, 2011, at 11:00 A.M. Members present were Jeff Neuharth, Richard Kolb, Leland Berreth, Earl Gruebele, and Alvin Kallas. Also present were Glenn Spitzer, Dwight Schlepp, Peter Helfenstein, Scott Schauer, Alvin Wollman, George Waldner Jr., Dennis Wolff, Rick Beilke, Sid Feickert, Delmar Metzger, and Susan Hoffman.

The meeting was called to order by Chairman Kolb. The minutes of the last meeting were approved with a motion by Neuharth and a second by Gruebele. All in favor.

Grassland Colony requested a manure variance to haul manure more than 5 miles from Grassland Colony. Discussion followed on the variance. Dwight Schlepp expressed a concern with a slope of less than 4 that there could be run off. After some more discussion, Kallas made a motion to grant the variance with a second by Berreth. All in favor.

Building permits 10-29 through 10-32 were discussed. Building permits were for Wayne Breitag - pole barn, Merle Mohr - hoop building, Delbert Gienger - garage, and Mark Hoffman - siding house. Neuharth made a motion to approve the building permits with a second by Kallas. All in favor.

Neuharth made a motion to adjourn at 11:40 A.M. with a second by Gruebele. All in favor.

  
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ZONING ADMINISTRATOR

  
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CHAIRMAN OF THE ZONING BOARD

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

NOVEMBER 12, 2010

The McPherson County Zoning Board met in the Commissioners Chamber on Friday, November 12, 2010, at 9:00 A.M. Members present were Jeff Neuharth, Earl Gruebele, and Alvin Kallas. Also present was Susan Hoffman. Absent were Leland Berreth and Richard Kolb.

The meeting was called to order by Neuharth, acting chairman. The minutes of the last meeting were approved with a motion by Kallas and a second by Gruebele. All in favor.

Delbert & Darlene Gienger requested a variance to replace the existing garage with a new garage that is less than 150 feet from the center of the road in the SW1/4-20-125-70. After some discussion, Gruebele made a motion to approve the variance with the stipulation that if it causes problems with snow, the building may have to be removed at the owner's expense. Kallas seconded the motion. All in favor.

A plat for Morrison Subdivision in the NW1/4-21-126-67 was presented to the board. After some discussion, Kallas made a motion to give tentative approval of the plat with a second by Gruebele. All in favor.

Building permits 10-21 through 10-28 were discussed and approved.

Gruebele made a motion to adjourn at 9:35 A.M. with a second by Kallas. All in favor.

  
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ZONING ADMINISTRATOR

  
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CHAIRMAN OF THE ZONING BOARD

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

OCTOBER 1, 2010

The McPherson County Zoning Board met in the Commissioners Chamber on Friday, October 1, 2010, at 9:00 A.M. Members present were Jeff Neuharth, Richard Kolb, Leland Berreth, Earl Gruebele, and Alvin Kallas. Also present was Susan Hoffman.

Chairman Kolb called the meeting to order. The minutes of the last meeting were read and approved with a motion by Neuharth and a second by Berreth. All in favor.

The preliminary zoning regulations for McPherson County were discussed. Neuharth made a motion to approve the new zoning regulations with the additions that need to be made to it yet. Gruebele seconded the motion. All in favor.

Building permits 10-01 through 10-20 were discussed and approved. A motion was made by Berreth with a second by Kallas to approve the building permits. All in favor.

Neuharth made a motion to adjourn at 9:45 A.M. with a second by Gruebele. All in favor.

Susan Hoffman  
ZONING ADMINISTRATOR

\_\_\_\_\_  
CHAIRMAN OF THE ZONING BOARD

Chairman - Richard  
Kolb was not at  
meeting

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

APRIL 27, 2010

The McPherson County Zoning Board met in the Commissioners Chamber on Tuesday, April 27, 2010, at 9:00 A.M. Members present were Jeff Neuharth, Leland Berreth, Richard Kolb, Alvin Kallas, and Earl Gruebele. Also present was Susan Hoffman.

Chairman Neuharth called the meeting to order. Neuharth relinquished the chair to Susan Hoffman for the election of a new chairman of the board. Hoffman asked for nominations for chairman. Berreth nominated Kolb for chairman and Kallas seconded the nomination. All in favor.

The minutes of the last meeting were read and approved with a motion by Kallas and a second by Gruebele. All in favor.

Don and Joan Pudwill requested a variance to plant trees with a set back of 75 to 80 feet from the center of the road on the east side of Outlot A Block 1 Hohm Park 3<sup>rd</sup> Addition to the City of Leola. After some discussion, Neuharth made a motion to approve the Pudwill variance with the county having the right to remove the trees if they become an issue for the road. Kallas seconded the motion. All in favor.

The NRCS has plats for conservation easements that were discussed. To date we have received seven plats from the NRCS. Berreth made a motion with a second by Kallas to approve the plats. All in favor.

The update on the manure management section of the zoning book was discussed. Preapproval of the update was given with a motion by Neuharth and a second by Gruebele with the commissioner's approval. All in favor.

There were no new building permits to approve.

Berreth made a motion to adjourn at 10:15 A.M. with a second by Kallas.

  
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ZONING ADMINISTRATOR

  
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CHAIRMAN OF THE ZONING BOARD

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

JANUARY 5, 2010

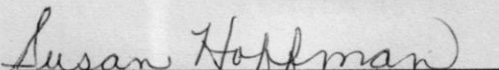
The McPherson County Zoning Board met in the Commissioners Chamber along with the County Commissioners on Tuesday, January 5, 2010 at 1:00 P.M. Members present were Leland Berreth, Earl Gruebele, Alvin Kallas, Richard Kolb, Jeff Neuharth, Delmar Metzger, Dennis Wolff, Rick Beilke, and Mike Rath. Others present were Don Kallenberger and Susan Hoffman.

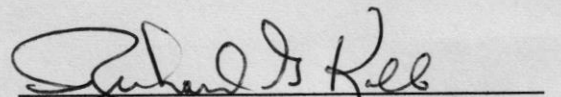
The joint meeting with the Commissioners was to discuss areas in the zoning book that need to be updated. Some things discussed were wind towers, pipelines, trees, and manure management. Zoning regulations from neighboring counties were also used as guidelines for the revised book. Work on the zoning book will continue and another meeting will be held in the future.

Berreth made a motion to approve the minutes as they were printed and Kallas seconded the motion. All in favor.

Building permits 09-13 through 09-31 were examined. Kallas made a motion to approve the building permits with a second by Berreth. All in favor.

Kolb made a motion to adjourn at 2:25 P.M. with a second by Gruebele. All in favor.

  
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ZONING ADMINISTRATOR

  
\_\_\_\_\_  
CHAIRMAN OF THE ZONING BOARD

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

MAY 26, 2009

The McPherson County Zoning Board met in the Commissioners Chamber on Tuesday, May 26, 2009 at 9:00 A.M. Members present were Jeff Neuharth, Leland Berreth, Earl Gruebele, and Alvin Kallas. Absent Richard Kolb. Others present were Susan Kolb, Sam Wipf, and Susan Hoffman.

Chairman Neuharth called the meeting to order. Berreth made a motion to approve the minutes as they were printed and Gruebele seconded the motion. All in favor.

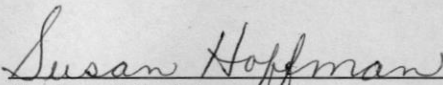
Jerome Mack requested a variance to plant one row of Black Hills Spruce between the electrical poles with a set back of less than 150 feet from the center of the road in the NW1/4NW1/4-16-126-67. After some discussion, Berreth made a motion to table the request for the variance until further information is gathered. Kallas seconded the motion. All in favor.

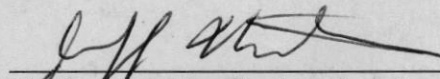
Richard and Susan Kolb requested a variance to plant trees within 75 feet from the center of the road in the SE1/4-14-126-67. After some discussion, Berreth made a motion to accept the variance with a second by Gruebele. All in favor.

Sam Wipf of Spring Creek Hutterian Brethren appeared before the board. Some discussion followed on the transportation of manure. Manure transportation is limited to five miles from the place of origin.

Building permits 09-09 through 09-12 were examined. Berreth made a motion to approve the building permits with a second by Kallas. All in favor.

Kallas made a motion to adjourn at 10:20 A.M. with a second by Gruebele. All in favor.

  
\_\_\_\_\_  
Zoning Administrator

  
\_\_\_\_\_  
Chairman of the Zoning Board

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

JANUARY 9, 2009

The McPherson County Zoning Board met in the Commissioners Chamber on Friday, January 9, 2009 at 9:00 A.M. Members present were Richard Kolb, Leland Berreth, Earl Gruebele, and Alvin Kallas. Absent Jeff Neuharth. Others present were Gilbert Vilhauer, Jason Fauth, and Susan Hoffman.

In the absence of Chairman Neuharth, Kolb called the meeting to order. The minutes of the December 18, 2008 meeting were discussed. Berreth made a motion to correct the minutes to read - if the snow causes a problem at Railes, the snow would be removed at the owner's expense not the building would be removed at the owner's expense. Gruebele seconded the motion. All in favor.

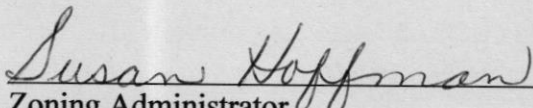
Gilbert Vilhauer requested a variance to place fence line feed bunks 100 feet from the center of County Road #18 in 15-125-70 with a setback of less than 150 feet from the center of the road. After Vilhauer explained his set up, some discussion followed. Kallas made a motion to approve the variance with a second by Berreth. All in favor.

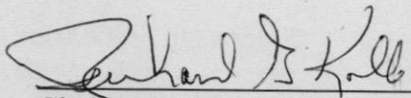
Jason Fauth requested a variance for the purpose of putting up a grain bin in the SW1/4-20-126-66 with a setback of less than 150 feet from the center of the section line. After some discussion, Berreth made a motion to approve the variance with a second by Kallas. All in favor.

Dan Mettler requested time to visit with the Zoning Board. Due to the weather, Mr. Mettler couldn't attend the meeting. The Mettler variance was discussed. It was decided to table the variance discussion until a later date when Mr. Mettler could meet with the board.

Building permits 08-25 and 09-01 through 09-02 were examined. Gruebele made a motion to approve the building permits with a second by Kallas. All in favor.

Berreth made a motion to adjourn at 9:45 A.M. with a second by Kallas. All in favor.

  
\_\_\_\_\_  
Zoning Administrator

  
\_\_\_\_\_  
ACTING Chairman of the Zoning Board

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

MARCH 19, 2009

The McPherson County Zoning Board met in the Commissioners Chamber on Thursday, March 19, 2009 at 10:00 A.M. Members present were Jeff Neuharth, Richard Kolb, Leland Berreth, Earl Gruebele, and Alvin Kallas. Others present were Dan Mettler and Susan Hoffman.

Chairman Neuharth called the meeting to order. Berreth made a motion to approve the minutes as they were printed and Kallas seconded the motion. All in favor.

Dan Mettler appeared before the board to appeal the decision of the Zoning Board that was made on July 24, 2008. Mettler wanted to leave the outside row of trees and to remove them later if they were a problem. Discussion followed. There was a split decision as to leave the variance as is or leave the trees as they are and remove the trees if necessary later. Mettler will appeal the decision of the Zoning Board dated July 24, 2008, to the County Commissioners.

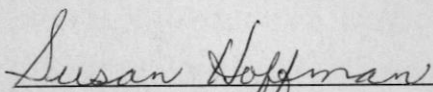
Some zoning changes were discussed. Article 8 Section 806 was discussed. They decided all structures shall be set back not less than 150 feet along county roads and section line roads and not less than 50 feet along all others, measured from the center of the road. The one mile surrounding the cities of Leola and Eureka was also discussed. Some questions were brought up and Don Kallenberger will do some checking on this issue. Kolb made a motion to accept the changes with a second by Gruebele. All in favor.

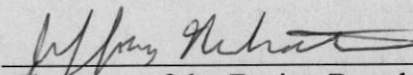
A copy of the communication towers and facilities and wind energy conservation systems from Brown County was discussed. The states attorney will also do some checking on this. Kolb made a motion to approve an ordinance on wind towers and cell towers after the states attorney checks it out. Gruebele seconded the motion. All in favor.

Manure transportation was also discussed.

Building permits 09-03 through 09-08 were examined. Berreth made a motion to approve the building permits with a second by Kallas. All in favor.

Kallas made a motion to adjourn at 11:30 A.M. with a second by Kolb. All in favor.

  
\_\_\_\_\_  
Zoning Administrator

  
\_\_\_\_\_  
Chairman of the Zoning Board

McPherson County Zoning Board

Minutes of Proceedings

June 24, 2008

The McPherson County Zoning Board met in the Commissioners Chamber on Tuesday, June 24, 2008 at 8:55 A.M. Members present were Jeff Neuharth, Richard Kolb, Leland Berreth, Alvin Kallas, and Earl Gruebele. Others present were George Waldner, Alvin Waldner, Roger Rohwedder, and Susan Hoffman.

Chairman Neuharth called the meeting to order. Berreth made a motion to approve the minutes as they were printed and Kallas seconded the motion. All voted in favor.

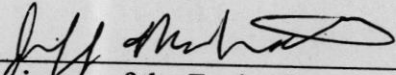
A set of plans and specifications for a modification to the animal waste management system in the SW1/4-4-125-66 was presented by Dakota Environmental, Inc. for Grass Land Colony. George Waldner and Alvin Waldner of Grass Land Colony were present to explain and answer questions. Kolb made a motion to approve the modification to the animal waste management system with a second by Kallas. All in favor.

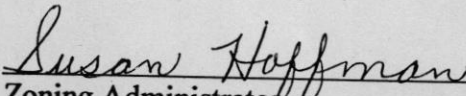
Shelter belts were discussed. A tree issue was discussed. Kolb made a motion with a second by Berreth that a variance for the shelter belt should be applied for. All in favor.

Some discussion was held on property that is in the city limits but also borders on county property. A possible meeting between the city zoning boards and the county zoning board was also discussed.

Building permits 07-25 through 07-30 and 08-01 through 08-08 were examined. After some discussion, the building permits were approved with a motion by Kolb and seconded by Kallas. All in favor.

The meeting adjourned at 10:15 A.M. with a motion by Kallas and a second by Gruebele. All in favor.

  
\_\_\_\_\_  
Chairman of the Zoning Board

  
\_\_\_\_\_  
Zoning Administrator

McPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

JULY 24, 2008

The McPherson County Zoning Board met in the Commissioners Chamber on Thursday, July 24, 2008 at 9:00 A.M. Members present were Jeff Neuharth, Richard Kolb, Leland Berreth, and Earl Gruebele. Absent Alvin Kallas. Others present were Curtis Hoff, Harry Hoff, Roger Rohwedder, and Susan Hoffman.

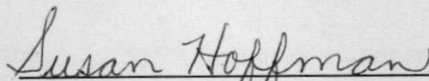
Chairman Neuharth called the meeting to order. Berreth made a motion to approve the minutes as they were printed and Gruebele seconded the motion. All in favor.

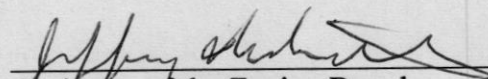
Daniel W. & Karen L. Mettler requested a variance to plant a shelterbelt in the NW1/4-4-126-71 with a setback of less than 150 feet from the center of the road. Discussion followed on the problems that arise with snow in that area. After the discussion, Berreth made a motion to grant the variance by allowing the inside 2 rows of trees to stay because of a previous variance that stated the trees need to be back 75 feet from the center of the road but the outside row of trees needs to be removed by July 24, 2009 because it is only 64 feet from the center of the road. The motion was seconded by Kolb. All in favor.

A plat map of Ulmer Tract 1 in the N1/2-20-126-71 was discussed. Kolb made a motion to accept the plat with a second by Berreth. All in favor.

Building permits 08-09 and 08-10 were examined. Gruebele made a motion to approve the building permits with a second by Kolb. All in favor.

The meeting adjourned at 10:30 with a motion by Kolb and a second by Gruebele. All in favor.

  
\_\_\_\_\_  
Zoning Administrator

  
\_\_\_\_\_  
Chairman of the Zoning Board

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

NOVEMBER 7, 2008

The McPherson County Zoning Board met in the Commissioners Chamber on Friday, November 7, 2008 at 9:00 A.M. Members present were Jeff Neuharth, Richard Kolb, Leland Berreth, and Earl Gruebele. Absent Alvin Kallas. Others present were Eric and Holly Hatlewick, Roger Rohwedder, and Susan Hoffman.

Chairman Neuharth called the meeting to order. Kolb made a motion to approve the minutes as they were printed and Berreth seconded the motion. All in favor.

Eric and Holly Hatlewick requested a variance to plant a shelterbelt in the SW1/4-25-127-67 with a setback of less than 150 feet from the center of the section line road. After some discussion, Berreth made a motion to grant the variance with a second by Gruebele. All in favor. A plat for this area was also discussed. Kolb made a motion to give tentative approval of the Hatlewick plat until the commissioners give approval of the plat. Berreth seconded it. All in favor.

Zoning issues that involve the cities and county were discussed. Don Kallenberger is working on some proposals for these issues to be presented to the cities and county Zoning Boards.

It was decided to send a building permit notice with the assessment notice in February. It will include the information on building permits, variances, penalties, costs, etc.

Building permits 08-11 through 08-20 were examined. Gruebele made a motion to approve the building permits with a second by Kolb. All in favor.

The meeting adjourned at 10:00 with a motion by Berreth and a second by Gruebele. All in favor.

Susan Hoffman  
Zoning Administrator

Jeffrey Neuharth  
Chairman of the Zoning Board

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

DECEMBER 18, 2008

The McPherson County Zoning Board met in the Commissioners Chamber on Thursday, December 18, 2008 at 9:00 A.M. Members present were Jeff Neuharth, Richard Kolb, Leland Berreth, and Earl Gruebele. Absent Alvin Kallas. Others present were Mike Raile, Roger Rohwedder, and Susan Hoffman.

Chairman Neuharth called the meeting to order. Kolb made a motion to approve the minutes as they were printed and Berreth seconded the motion. All in favor.

Michael and Margaret Raile requested a variance to build a pole storage building in the SE1/4SE1/4SE1/4NE1/4-34-127-73 with a setback of less than 150 feet from the center of the road. After some discussion, Gruebele made a motion to approve the variance with the stipulation that if it causes problems with snow, the building may have to be removed at the owner's expense. Berreth seconded the motion. All in favor.

Darwin and Cynthia Aman requested a variance to put up a grain bin in the SW1/4-1-125-73 that is less than 150 feet from the center of the section line road. After some discussion, Berreth made a motion to approve the variance with a second by Gruebele. All in favor.

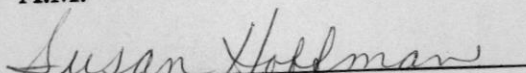
Kolb made a motion to send a reminder letter to the contractors along with Article 21 of the Zoning Book that states zoning rules and also to send the building permit information with the assessment notices this Spring. Gruebele seconded the motion. All in favor.

Manure transportation was also discussed. It is limited to five miles from the place of origin.

The states attorney is working on additional information that involves property that is in the one mile area of Eureka and Leola.

Building permits 08-21 through 08-23 were examined. Kolb made a motion to approve the building permits with a second by Berreth. All in favor.

Berreth made a motion to adjourn at 9:55 A.M. with a second by Gruebele. All in favor. The next meeting will be on Friday, January 9, 2009 at 9:00 A.M.

  
Zoning Administrator

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Chairman of the Zoning Board

McPherson County Zoning Board

Minutes of Proceedings

May 3, 2007

The McPherson County Zoning Board met in the Commissioners Chamber on Thursday, May 3, 2007 at 10:00 A.M. Members present were Jeff Neuharth, Earl Gruebele, Leland Berreth, Richard Kolb, and Alvin Kallas. Others attending were Roger Rohwedder and Susan Hoffman.

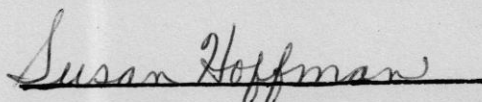
Chairman Neuharth called the meeting to order. The minutes of the previous meeting were read. Kallas made a motion to approve the minutes and Kolb seconded the motion. All voted in favor.

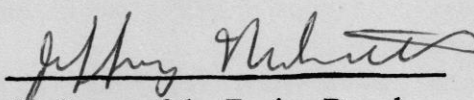
Damian and Martha Kappenman requested a variance to plant a shelter-belt in the NE1/4-21-125-72 with a setback of less than 150 feet from the center of the road. No one showed up to oppose the variance. After some discussion, the board decided to grant the variance with a motion by Berreth and a second by Kallas. Motion carried.

Building permits 06-03, 06-12 – 06-28, and 07-01 – 07-06 were examined. After some discussion, the building permits were approved.

Some discussion was held on odor control and the spreading of manure. It was stated that in the Official Zoning Regulations for the County that manure transportation is limited to five miles from the place of origin.

The meeting adjourned at 10:40 A.M. with a motion by Kallas and a second by Kolb. All in favor.

  
\_\_\_\_\_  
Zoning Administrator

  
\_\_\_\_\_  
Chairman of the Zoning Board

McPherson County Zoning Board

Minutes of Proceedings

November 8, 2007

The McPherson County Zoning Board met in the Commissioners Chamber on Thursday, November 8, 2007 at 10:00 A.M. Members present were Jeff Neuharth, Earl Gruebele, Leland Berreth, Richard Kolb, and Alvin Kallas. Others present were Roger Rohwedder and Susan Hoffman.

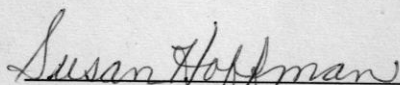
Chairman Neuharth called the meeting to order. The minutes of the previous meeting were read. Berreth made a motion to approve the minutes and Kallas seconded the motion. All voted in favor.


Brian and Francie Ingerson requested a variance to plant a shelter-belt in Tract 4 Boschee's Addition in the SW1/4-1-126-73 with a setback of less than 150 feet from the center of the road. No one showed up to oppose the variance. The board discussed the variance for a short time. They decided to inform Brian Ingerson that if it is necessary to help keep the road open he may have to remove some of the trees in the future. After the discussion, a motion was made by Kolb with a second by Gruebele to grant the variance. All in favor.

Building permits 07-07 through 07-24 were examined. After some discussion, the building permits were approved with a motion by Berreth and seconded by Kallas. All in favor.

Some discussion was held on several different issues that could be a problem in the future in McPherson County.

The meeting adjourned at 11:05 A.M. with a motion by Kallas and a second by Berreth. All voted in favor.

  
\_\_\_\_\_  
Zoning Administrator

  
\_\_\_\_\_  
Chairman of the Board

McPHERSON COUNTY ZONING BOARD

Minutes of Proceedings

December 1, 2005

The McPherson County Zoning Board met in the Commissions Chamber on Thursday, December 1, 2005. Chairman, Earl Krein, called the meeting to order at 10:00 A.M. Members present were Earl Gruebele, Robert Rath, Leland Berreth, and Richard Kolb. Others attending were Roger Rohwedder and Susan Hoffman.

The minutes of the November meeting were read and approved with a motion by Rath and seconded by Kolb.

A public hearing was held as published, to consider an application for a variance submitted by Stanley and Rose Marie Stabler and a variance submitted by Brian and Francie Ingerson.

Stanley Stabler requested a variance to place two (2) grain bins with a setback of less than 150 feet from the center of the road in the SW $\frac{1}{4}$ -33-127-72. The grain bins are 65 feet from the center of the road. One neighbor had concerns because they are located along a school bus route and it is also his main road to town. No one showed up to oppose the variance. After some discussion, the board decided to allow the grain bins to remain where they are. Kolb made a motion to grant the variance with a second by Gruebele. All voted in favor.

Brian Ingerson requested a variance to build a pole barn with a setback of less than 150 feet from the center of the section line rather than the 150 feet in Tract 4 Boschee's Addition in the SW $\frac{1}{4}$ -1-126-73. No one showed up to oppose this variance. After some discussion, Berreth moved and Rath seconded to approve the variance to build a pole barn with a setback of less than 150 feet from the center of the section line rather than the 150 feet in Tract 4 Boschee's Addition in the SW $\frac{1}{4}$ -1-126-73. All voted in favor.

Building permits 05-21 and 05-34 thru 05-35 were examined. Rath made a motion to approve the building permits and Berreth seconded the motion. All voted in favor.

The meeting adjourned at 10:50 A.M. with a motion by Kolb and seconded by Berreth.

Susan Hoffman  
Zoning Administrator

\_\_\_\_\_  
Chairman of the Zoning Board

Earl Krein no longer on board and new Chairman was <sup>nt</sup>a member at that time

McPHERSON COUNTY ZONING BOARD  
MINUTES OF PROCEEDINGS

May 25, 2006

The McPherson County Zoning Board met in the Commissions Chamber on Thursday, May 25, 2006 at 10:00 A.M. Members presents were Earl Gruebele, Richard Kolb, Leland Berreth, Alvin Kallas, and Jeff Neuharth. Others attending were Roger Rohwedder, Neil Schaar, and Susan Hoffman.

Hoffman called for nominations for Chairman. Berreth made a motion to cast a unanimous ballot for Jeff Neuharth. Kolb seconded it. All in favor.

Chairman Neuharth called the meeting to order. The minutes of the previous meeting were read and approved. All in favor. Long Lake Colony requested a variance to plant two rows of trees in the N1/2 32-125-66 with a setback of less than 150 feet from the center of the road. No one showed up to oppose the variance. After some discussion, the board decided to allow the planting of the two rows of trees with a setback of less than 150 feet. Kallas made the motion to grant the variance with a second by Berreth. All voted in favor.

Neil Schaar met with the board to discuss the Concentrated Animal Feeding Operations and Manure Management section of the County Zoning book. The zoning board is going to do some checking on some of the matters that were discussed.

The plat of Opp Addition in the NE1/4NW1/4-7-127-71 was presented to the board. Following some discussion about the plat, Berreth moved to accept the plat and Kallas seconded the motion. All voted in favor.

Building permits 05-36 thru 05-37, 06-01 thru 06-02 and 06-04 thru 06-11 were examined and approved. Berreth made a motion to approve the building permits and Kolb seconded the motion.

The meeting adjourned at 11:10 A.M. with a motion by Kallas and a second by Gruebele.

Susan Hoffman  
Zoning Administrator

Jeffrey Neuharth  
Chairman of the Zoning Board

MCPHERSON COUNTY ZONING BOARD

Minutes of Proceedings

June 30, 2005

The McPherson County Zoning Board met in the Commissions Chamber on Thursday, June 30, 2005. Chairman, Earl Krein, called the meeting to order at 10:00 A.M. Members present were Earl Gruebele, Leland Berreth, Robert Rath, and Richard Kolb. Also present were Guy Smith, representative from Faulk and Foster, Roger Rohwedder, Chuck Kessler, George Waldner, and Susan Hoffman.

The minutes of the December meeting were read and approved.

A public hearing was held as published, to consider an application for a special exception, submitted by Faulk and Foster representing Western Wireless and Dakota Environmental Consultants, Inc. of Huron representing Grass Land Hutterian Brethren, Inc.

Western Wireless requested a special exception to place a 400' guyed tower with associated prefabricated concrete equipment shelter with a 50' x 50' fenced compound in the NW $\frac{1}{4}$ -9-126-73 to be used as a cellular tower. After some discussion, with added information from Guy Smith, Gruebele moved, Kolb seconded to give Western Wireless permission to construct the tower along with it's equipment. All voted in favor.

Grass Land Hutterian Brethren, Inc. requested a special exception in the approval of their Manure Management System and Manure Stockpiling Site Plan in the SE $\frac{1}{4}$ -4-125-66. The plan and system were explained by George Waldner and after some discussion, Rath moved, Berreth seconded to approve the plans for the Manure Management System and the Manure Stockpiling Site Plan. All voted in favor.

Building permits 05-01 thru 05-15 were examined and approved.

The meeting adjourned at 10:50 A.M. with a motion by Kolb and seconded by Rath.

Susan Hoffman  
Zoning Administrator

Earl Krein  
Chairman of the Zoning Board

MCPHERSON COUNTY ZONING BOARD

Minutes of Proceedings

November 17, 2005

The McPherson County Zoning Board met in the Commissions Chamber on Thursday, November 17, 2005. Chairman, Earl Krein, called the meeting to order at 9:35 A.M. Members present were Earl Gruebele, Richard Kolb, Leland Berreth, and Robert Rath. Also present were Lonnie Anderson, Clark Engineering, Tom Wipf, Sam Wipf, and Susan Hoffman.

The minutes of the June meeting were read and approved with a motion by Earl Gruebele and seconded by Richard Kolb.

Lonnie Anderson and Spring Creek Colony representatives, Tom and Sam Wipf, appeared before the board to discuss their turkey and swine manure management system and stockpiling site plan that they are putting in place in the SE $\frac{1}{4}$ -11-128-67. After some discussion, Kolb moved, Rath seconded to approve the plans for the turkey and swine manure management system and stockpiling site plan. All voted in favor.

Building permits 05-16 thru 05-20 and 05-22 thru 05-33 were examined. Rath made a motion to approve the building permits and Berreth seconded the motion. All voted in favor.

The meeting adjourned at 10:35 A. M. with a motion by Kolb and seconded by Gruebele.

Susan Hoffman  
Zoning Administrator

Earl Krein  
Chairman of the Zoning Board

MCPHERSON COUNTY ZONING BOARD

Minutes of Proceedings

October 9, 2003

The McPherson County Zoning Board met in the Commissions Chamber on Thursday, October 9, 2003. Chairman, Earl Krein, called the meeting to order at 10:00 A.M. Members present were Leland Berreth, Richard Kolb, Robert Rath, and Earl Gruebele. Others attending were John Waldner Jr., Roger Rohwedder, and Susan Hoffman.

The minutes of the May meeting were read and approved.

A public hearing was held as published, to consider an application for a variance submitted by Long Lake Hutterian Brethren, Inc.

John Waldner Jr., representing Long Lake Colony, requested a variance to build a new shop less than 150 feet from the center of the road in the NW $\frac{1}{4}$ -32-125-66. Nobody appeared to speak against the proposed variance. John Waldner Jr. said the shop would be 101 feet from the center of the road. After some discussion, Rath moved, Kolb seconded to give Long Lake Colony permission to place their shop 101 feet from the center of the road. All voted in favor.

Building permits 03-05 thru 03-15 were examined. Berreth made a motion to approve the building permits and Gruebele seconded the motion. All voted in favor.

The plat of Lunders Outlot 1 was presented to the board. Following some discussion about the plat, Berreth made a motion to approve the plat with a second by Kolb. All voted in favor.

The Comprehensive Plan for McPherson County was discussed. A motion was made by Rath with a second by Gruebele to approve the plan and recommended to the County Commissioners to adopt the Comprehensive Plan. All voted in favor.

The board along with Roger Rohwedder discussed voluntary trees growing on the edge of the roads, in the ditches, and in the fence line. A motion by Rath and seconded by Berreth to adopt a policy for voluntary trees less than 150 feet from the center of the road need a variance. All in favor. Roger will talk to the States Attorney, Don Kallenberger, about this.

The meeting adjourned at 10:40 A.M. with a motion by Gruebele and seconded by Kolb.

Susan Hoffman  
Zoning Administrator

Earl Krein  
Chairman of the Zoning Board

MCPHERSON COUNTY ZONING BOARD

Minutes of Proceedings

November 7, 2003

The McPherson County Zoning Board met in the Commissions Chamber on Friday, November 7, 2003. Chairman, Earl Krein, called the meeting to order at 10:00 A.M. Members present were Leland Berreth, Robert Rath, and Richard Kolb. Absent was Earl Gruebele. Others attending were Kevin Bain, NECOG Representative, and Susan Hoffman.

The minutes of the October meeting were read and approved.

A public hearing to receive public input concerning the county's proposed adoption of the Comprehensive Plan was held. No one showed up to make their views known. A motion was made by Berreth with a second by Kolb to approve the plan and recommended to the County Commissioners to adopt the Comprehensive Plan. All voted in favor.

Building permits 03-16 thru 03-19A were examined. Kolb made a motion to approve the building permits and Rath seconded the motion. All voted in favor.

The meeting adjourned at 10:20 A.M. with a motion by Rath and seconded by Berreth.

Susan Hoffman  
Zoning Administrator

Earl Krein  
Chairman of the Zoning Board

MCPHERSON COUNTY ZONING BOARD

Minutes of Proceedings

December 13, 2004

The McPherson County Zoning Board met in the Commissions Chamber on Monday, December 13, 2004. Chairman, Earl Krein, called the meeting to order at 10:00 A.M. Members present were Leland Berreth, Robert Rath, Earl Gruebele, and Richard Kolb. Also present was Susan Hoffman, Zoning Administrator.

The minutes of the November meeting were read and approved.

Building permits 03-20 thru 04-30 were examined. Rath made a motion to approve the building permits and Berreth seconded the motion. All voted in favor.

The town of Long Lake submitted a restricted use permit application to the Department of Environment and Natural Resources. Gruebele made a motion to approve the operation of a restricted use solid waste facility in Long Lake, commonly known as the Long Lake Rubble Site. Kolb seconded the motion. All voted in favor.

The meeting adjourned at 10:45 A.M. with a motion by Berreth and seconded by Rath.

Susan Hoffman  
Zoning Administrator

Earl Krein  
Chairman of the Zoning Board

MCPHERSON COUNTY ZONING BOARD

Minutes of Proceedings

June 24, 2002

The McPherson County Zoning Board met in the Commissioners Chamber on Monday, June 24, 2002. Chairman, Earl Krein, called the meeting to order at 10:30 A.M. Members present were Robert Rath, Leland Berreth, Richard Kolb, and Earl Gruebele. Others attending were Chris Graves, Jason Forest, and Susan Hoffman.

The minutes of the February meeting were read. A motion was made by Berreth to approve the minutes and Rath seconded the motion.

Building permits numbered 02-02 thru 02-12 were examined. Rath approved the building permits and they were seconded by Gruebele.

Chris Graves and Jason Forest from NECOG met with the Zoning Board to discuss the comprehensive planning for the county. The questionnaire was filled out and now Chris and Jason will assemble the information into report form.

The meeting was adjourned at 11:45 A.M. with a motion by Berreth and seconded by Kolb.

Susan Hoffman  
Zoning Administrator

Earl Krein  
Chairman of the Zoning Board

MCPHERSON COUNTY ZONING BOARD

Minutes of Proceedings

November 8, 2002

The McPherson County Zoning Board met in the Commissioners Chamber on Friday, November 8, 2002. Chairman, Earl Krein, called the meeting to order at 10:00 A.M. Members present were Robert Rath, Earl Gruebele, Leland Berreth, and Richard Kolb. Others attending were Michael Waltman and Susan Hoffman.

The minutes of the June Meeting were read and approved.

A public hearing was held as published, to consider an application for a variance, submitted by LR Corporation.

LR Corporation requested a variance to build a cattle/machinery pole building less than 150' from the center of the road in the NW $\frac{1}{4}$ -15-127-66. Nobody appeared to speak against the proposed variance. Michael Waltman, representing LR Corporation, said this building would replace an old building that was demolished. The new building will be in the same place with the new building being longer but starting at the same spot. After some discussion, Rath moved, Kolb seconded, to give LR Corporation permission to build their new building. All voted in favor.

Building permits 02-13 thru 02-18 were examined. Berreth approved the building permits and they were seconded by Gruebele.

The meeting adjourned at 10:12 A.M. with a motion by Rath and seconded by Berreth.

Susan Hoffman  
Zoning Administrator

Earl Krein  
Chairman of the Zoning Board

MCPHERSON COUNTY ZONING BOARD

Minutes of Proceedings

April 21, 2003

The McPherson County Zoning Board met in the Commissioners Chamber on Monday, April 21, 2003. Chairman, Earl Krein, called the meeting to order at 10:00 A.M. Members present were Robert Rath, Earl Gruebele, Richard Kolb, and Leland Berreth. Others attending were George Weisser and Susan Hoffman.

The minutes of the November meeting were read and approved.

A public hearing was held as published, to consider an application for a variance, submitted by George Weisser.

George Weisser requested a variance to place a double wide home less than 150 feet from the center of the road in the SW $\frac{1}{4}$ -31-127-69. Nobody appeared to speak against the proposed variance. George Weisser said the home would be 144 feet from the center of the road. After some discussion, Kolb moved, Berreth seconded to give George Weisser permission to place their double wide home 144 feet from the center of the road. All voted in favor.

Building permits 02-19 thru 02-24 and 03-01 were examined. Rath made a motion to approve the building permits and Gruebele seconded the motion. All voted in favor.

The meeting adjourned at 10:20 A.M. with a motion by Berreth and seconded by Rath.

Susan Hoffman  
Zoning Administrator

Earl Krein  
Chairman of the Zoning Board

MCPHERSON COUNTY ZONING BOARD

Minutes of Proceedings

May 12, 2003

The McPherson County Zoning Board met in the Commissions Chamber on Monday, May 12, 2003. Chairman, Earl Krein, called the meeting to order at 10:00 A.M. Members present were Earl Gruebele, Robert Rath, Richard Kolb, and Leland Berreth. Others attending were Neil Schaar and Susan Hoffman.

The minutes of the April meeting were read and approved.

A public hearing was held as published, to consider an application for a variance, submitted by Neil Schaar.

Neil Schaar requested a variance to build a new home less than 150 feet from the center of the road in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ -9-125-67. Nobody appeared to speak against the proposed variance. Neil Schaar said the home would be 135 feet from the center of the road where the existing house was located. After some discussion, Rath moved, Kolb seconded to give Neil Schaar permission to place their home 135 feet from the center of the road. All voted in favor.

Building permits 03-02 thru 03-04 were examined. Berreth made a motion to approve the building permits and Gruebele seconded the motion. All voted in favor.

Building permits were discussed. It was decided, if you were putting up two buildings or more at one time, a building permit is needed for each building but you only pay for one building permit.

The meeting adjourned at 10:20 A.M. with a motion by Rath and seconded by Berreth.

Susan Hoffman  
Zoning Administrator

Earl Krein  
Chairman of the Zoning Board

McPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

December 28, 2000

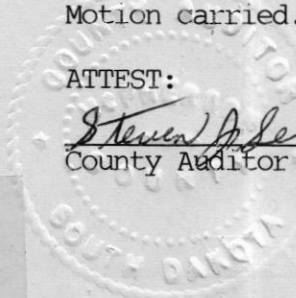
Richard Kolb and Leland Berreth, of the McPherson County Zoning Board met with the McPherson County Commissioners at 1:00 P.M., Thursday, December 28, 2000 in the commissioners chambers. Present for the commissioners were Michael Rath, Dennis Wolff and Robert Rath, who is also a member of the Zoning Board. Also present were Eileen Schock and Susan Hoffman.

The group spent some time addressing zoning items, including the proposed revision to the McPherson County Zoning Ordinance and the zoning jurisdiction requested by Leola City, outside of the Leola City Limits. It was explained that Eileen Schock has been appointed as the new zoning administrator, effective January 1, 2001.

The zoning board reviewed building permits numbered 00-10 through 00-19. Berreth moved, and Kolb seconded, to approve these permits. All voted in favor. Motion carried.

At 1:40 P.M., Kolb moved, and Berreth seconded, to adjourn. All voted in favor. Motion carried.

ATTEST:

  
Steven J. Less  
County Auditor

Robert P. Rath  
Chairman of the Zoning Board

McPherson County Zoning Board

Minutes of Proceedings

May 4th, 2001

The McPherson County Zoning Board met in the Commissioners chambers on Friday, May 4th, 2001. Chairman, Robert Rath called the meeting to order at 9:00 A.M. Members present were Earl Gruebele, Leland Berreth, Richard Kolb and Earl Krein. Absent none. Other's attending were Jerome Lapka and Roger Rohwedder. The minute's of the last meeting were read. Kolb Moved, with a second by Berreth to approve the minutes of the December meeting.

A public hearing was held, as published, to consider application's for a variance, submitted by Jerome Lapka and Jerome Mack.

Jerome Lapka requested allowance to place tree's less than 150 feet from the center of the road in NW $\frac{1}{4}$ -9-126-66, Willow Township. Nobody appeared to speak for or against the proposed variance. After some discussion Kolb moved, Berreth seconded, to give Jerome Lapka permission to plant trees 60 feet from center of road. All voted in favor, Motion carried.

Jerome Mack requested allowance to place trees less than 150 feet from center of road in NW $\frac{1}{4}$ -14-127-67, Koto Township. Nobody appeared to speak for or against the proposed variance. After some discussion, Krein moved, Gruebele seconded, to give Jerome Mack permission to plant trees 100 feet from center of road. All voted in favor. Motion carried.

Building permits numbered 01-1 thru 01-5 were examined. Berreth moved with a second by Gruebele to approve these permits. All voted in favor. Motion carried.

At 9:50 A.M., Kolb moved and Berreth seconded to adjourn. All voted in favor. Motion carried.

Eileen Schock  
Zoning Administrator

Robert P. Rath  
Chairman of the Zoning Board

MCPHERSON COUNTY ZONING BOARD

Minutes of Proceedings

October 31, 2001

The McPherson County Zoning Board met in the Commissioners Chambers on Wednesday, October 31, 2001. Chairman, Robert Rath, called the meeting to order at 9:00 A.M. Members present were Earl Gruebele, Leland Berreth, Earl Krein, and Richard Kolb. Absent none. Others attending were Ron Erdmann and Roger Rohwedder.

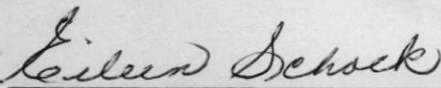
The minutes of the May meeting were approved by Kolb, with a second by Berreth. All in favor. Motion carried.

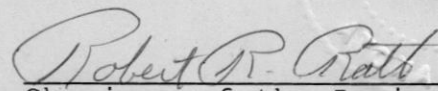
A public hearing was held, as published, to consider an application for a variance, submitted by Ron Erdmann.

Erdmann requested allowance to build a shop/garage less than 150' from the center of the road in the SE $\frac{1}{4}$ -15-125-66. Nobody appeared to speak for or against the proposed variance. Berreth had checked in to where the building would be located. After some discussion, Kolb moved, Berreth seconded, to give Ron Erdmann permission to construct the building. All voted in favor. Motion carried.

Building permits numbered 01-6 thru 01-34 and 01-36 were examined and approved.

At 9:45 A.M., Berreth moved and Gruebele seconded to adjourn. All voted in favor. Motion carried.

  
\_\_\_\_\_  
Zoning Administrator

  
\_\_\_\_\_  
Chairman of the Zoning Board

MCPHERSON COUNTY ZONING BOARD

Minutes of Proceedings

The McPherson County Zoning Board met in the Commissioners Chamber on Friday, February 15, 2002. Vice-chairman, Richard Kolb, called the meeting to order at 10:00 A.M. Members present were Earl Krein, Earl Gruebele, and Leland Berreth. Absent was Robert Rath. Others attending were Roger Rohwedder, Judy & Heidi Weiszhaar, and Susan Hoffman.

The minutes of the October meeting were approved by Berreth and seconded by Gruebele.

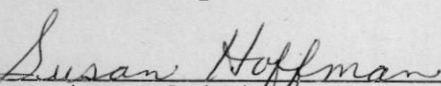
Chris Graves from NECOG was planning to attend the Zoning Board Meeting, but he had to serve on jury duty.

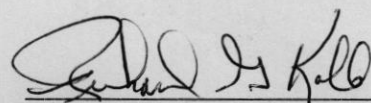
A public hearing was held as published, to consider an application for a variance, submitted by Wade Weiszhaar.

Weiszhaar requested a variance to plant 7 or 8 rows of trees less than 150' from the center of the road in the SW $\frac{1}{4}$ -23-126-68. Nobody appeared to speak against the proposed variance. Roger Rohwedder and Mike Rath went out to check. They were in favor if Wade Weiszhaar would agree to remove the trees if they would hold snow on the road in the future. After some discussion, Krein moved, Berreth seconded, to give Wade Weiszhaar permission to plant his trees. All voted in favor.

Building permits numbered 01-35 and 01-37 thru 01-41 and 02-01 were examined. Berreth approved the building permits and they were seconded by Gruebele.

The meeting adjourned at 10:25 A.M. with a motion by Berreth and seconded by Gruebele.

  
\_\_\_\_\_  
Zoning Administrator


  
\_\_\_\_\_  
Vice-Chairman of the Zoning Board

Kolb voted "No". Rath did not vote. The application for the special exception was, thereby, approved.

At 10:30 A.M., Krein moved, and Gruebele seconded, to adjourn. All voted in favor. Motion carried.

ATTEST:

  
Steven J. Lee  
County Auditor

  
Robert D. Rath  
Chairman of the Zoning Board

McPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

August 3, 2000

The McPherson County Zoning Board met in the commissioners chambers on Thursday, August 3, 2000. Chairman Robert Rath called the meeting to order at 10:00 A.M. Other members present were Earl Gruebele, Leland Berreth, Richard Kolb and Earl Krein. Absent: None. The minutes of the June 22nd session of the board were approved as prepared.

A public hearing was held, as published, to consider a request submitted by Grassland Colony for a special exception to operate a feedlot in section 4 of Lincoln Township. Sam Wollman, of Grassland Colony, was present to explain the proposed operation. Jerome Mack raised questions about the feedlot and about permits for the facility. Tess Zetterlund expressed concerns about the lagoon and drainage. Melvin Kallas stated that he does get odor from this site, especially when there is a south wind. Jerome Mack also questioned the board about policy or criteria used when ruling on special exceptions. Also present was Milbert Bender.

Berreth moved to vote on the issue. A yes vote is to approve the application. A no vote is to deny it. Krein seconded the forgoing motion. All voted in favor. Motion carried. Voting "Yes" to approve the permit were Krein, Berreth and Gruebele. Kolb voted "No". Rath did not vote. The application for the special exception was, thereby, approved.

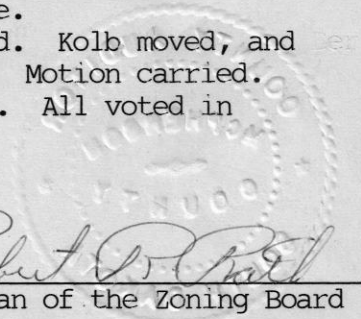
Commissioner Michael Rath and Christopher Graves, of the Northeast Council of Governments met with the board to discuss the updating of the McPherson County Zoning Ordinance. It was decided to have a joint meeting with the commissioners at 10:00 A.M., Tuesday, September 12, 2000, to discuss this issue.

Building permits numbered 00-02 through 00-09B were examined. Kolb moved, and Berreth seconded, to approve these permits. All voted in favor. Motion carried.

At 10:50 A.M., Kolb moved, and Berreth seconded, to adjourn. All voted in favor. Motion carried.

ATTEST:

  
Steven J. Lee  
County Auditor

  
Robert D. Rath  
Chairman of the Zoning Board

McPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

September 12, 2000

October 3, 2000

November 9, 2000

December 5, 2000

Richard Kolb and Leland Berreth, of the McPherson County Zoning Board, met with the McPherson County Board of Commissioners at 10:00 A.M. in the commissioners chambers. Also present was Christopher Graves, of the Northeast Council of Governments. The group discussed the proposed revision to the McPherson County Zoning Ordinance and reviewed a draft of the revised ordinance. They agreed to various changes they wanted made in the draft. This September 12th session was ended with an agreement to meet later.

Richard Kolb, Leland Berreth and Earl Gruebele, of the McPherson County Zoning Board, again met with the McPherson County Board of Commissioners and with Christopher Graves. Said meeting was held at 10:00 A.M., October 3, 2000 in the commissioners chambers. They continued the review of the proposed revision to the McPherson County Zoning Ordinance. Gerald Hintz and Reuben Kappes, representing the Leola City Zoning Board, were present to address a three-mile zoning area for Leola City.


On November 9, 2000, McPherson County Zoning Board members Richard Kolb, Earl Gruebele and Leland Berreth met with the McPherson County Board of Commissioners and with Christopher Graves. A written request was received from Leola City to have the County relinquish zoning authority to the City for a one-mile area surrounding the City. The commissioners decided to have a public hearing, to consider this request, on December 5, 2000.

At all 3 meetings listed above, Earl Krein and Robert Rath were both present as McPherson County Commissioners and as members of the McPherson County Zoning Board. No formal action was taken by the Zoning Board at any of these sessions.

On December 5, 2000, a public hearing was held by the McPherson County Board of Commissioners, at 1:00 P.M. in the commissioners chambers, to consider the request submitted by Leola City for a one-mile zoning jurisdiction beyond the city limits. Present were Zoning Board Members Earl Gruebele, Leland Berreth and Richard Kolb. All McPherson County Commissioners were present, except Jerald Dais. Commissioners in attendance included Robert Rath and Earl Krein, who are also members of the zoning board. Tom Mahlke, Laverne Skott and John Weisser were present for Leola City. Christopher Graves, and about a dozen area residents, were also in attendance. Some time was spent addressing the various issues involved in the Leola City request for a one-mile zoning jurisdiction area. Kolb moved, and Berreth seconded, to give a recommendation, as the McPherson County Zoning Board, to the McPherson County Board of Commissioners, to deny the Leola City request for a one-mile jurisdiction beyond the city limits. All voted in favor. Motion carried.

At 1:55 P.M., Kolb moved, and Gruebele, seconded to adjourn. All voted in favor. Motion carried.

  
*Steven Allen*  
County Auditor

  
*Robert W. Rath*  
Chairman of the Zoning Board

McPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

May 4, 2000

The McPherson County Zoning Board met in the commissioners chambers on Thursday, May 4, 2000. Chairman Robert Rath called the meeting to order at 9:00 A.M. Other members present were Earl Krein, Earl Gruebele and Leland Berreth. Absent: Richard Kolb. Also present was Auditor Steven Serr. The minutes of the April 13th session of the board were approved as prepared and mailed.

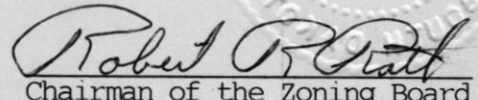
The board continued the consideration of a variance request from Jim Schauer to place trees in section 28 of Leola Township. Berreth moved, and Krein seconded, to approve the request on the condition that trees shall be placed no closer than 125 feet from the center line of State Highway Number 45 or no closer than 50 feet from the center of the section line between sections 28 and 33 of Leola Township. All voted in favor. Motion carried.

A public hearing was held, as published, to consider a request submitted by Jerome Mack for a special exception to operate a feedlot in the NE $\frac{1}{4}$  of section 34, Lincoln Township. Jerome Mack was present, along with an engineer from Helms & Associates. Also, a public delegation of approximately 30 people were attendance. Testimony from the delegation was overwhelmingly in oposition to the approval of the special exception for the feedlot. Berreth moved, and Gruebele seconded, to deny the special exception request. All voted in favor. Motion carried.

At 11: 40 A.M., Krein moved, and Gruebele seconded, to adjourn. All voted in favor. Motion carried.

ATTEST:

  
County Auditor

  
Chairman of the Zoning Board

McPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

June 22, 2000

The McPherson County Zoning Board met in the commissioners chambers on Thursday, June 22, 2000. Chairman Robert Rath called the meeting to order at 9:30 A.M. Other members present were Earl Gruebele, Leland Berreth, Richard Kolb and Earl Krein. Absent: None. The minutes of the May 4th session of the board were approved as prepared.

A public hearing was held, as published, to consider a request submitted by Long Lake Colony for a special exception to operate a feedlot in the NW $\frac{1}{4}$  of section 32, Lincoln Township. Attorney Ryan Boe and Mike Gutenkauf, of Clark Engineering, explained the proposed operation and answered questions presented by the board and by members of the public. Gordon and Tess Zetterlund expressed concerns in case of excessive rainfall. They and Jerome Mack also questioned the board about enforcement of current regulations. Andy Waldner, of the colony, answered questions asked by Jerome Mack concerning the number of animal units.

Kolb moved, and Berreth seconded, to vote on the issue. A yes vote is to approve the application. A no vote is to deny it. All voted in favor of the motion. Motion carried. Voting "Yes" to approve the permit were Krein, Berreth and Gruebele.

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

May 6, 1999

The McPherson County Zoning Board met in the commissioners chambers on Thursday, May 6, 1999. Chairman Robert Rath called the meeting to order at 9:00 A.M. Other members present were Leland Berreth, Earl Krein, Richard Kolb and Earl Gruebele. Also present was Auditor Steven Serr.

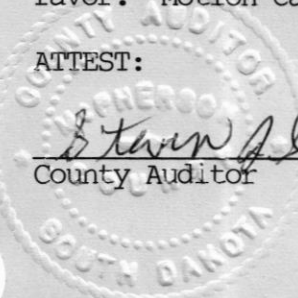
Berreth moved, and Krein seconded, to approve the minutes of the August 6, 1998 session of the Zoning Board. All voted in favor. Motion carried.

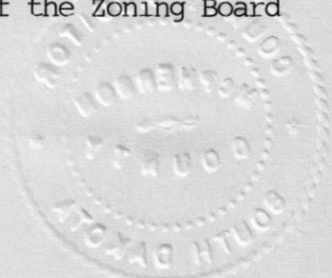
The board examined building permits numbered 98-15 through 98-22. Kolb moved, and Gruebele seconded, to approve these permits. All voted in favor. Motion carried.

At 9:30 A.M., a public hearing was held to consider an application for a variance, submitted by Dan Mettler. He requested allowance to place a shelterbelt, within 150 feet of the road center, in Section 4 of Township 126N, Range 71W of the 5th P.M., McPherson County, South Dakota. Present for this hearing were Dan Mettler, Roger Rohwedder, Ray Rohrbach, Ron Imbery and Harry Hoff. Testimony was given in favor of and against the approval of the variance. Krein moved to deny the variance request. Berreth seconded the forgoing motion. All voted in favor. Motion carried.

At 10:00 A.M., Berreth moved, and Kolb seconded, to adjourn. All voted in favor. Motion carried.

ATTEST:

  
Steven Serr  
County Auditor

  
Robert R. Rath  
Chairman of the Zoning Board

MCPHERSON COUNTY ZONING BOARD

MINUTES OF PROCEEDINGS

April 13, 2000

The McPherson County Zoning Board met in the commissioners chambers on Thursday, April 13, 2000. Chairman Robert Rath called the meeting to order at 9:00 A.M. Other members present were Earl Gruebele, Richard Kolb, Earl Krein and Leland Berreth. Also present was Auditor Steven Serr.

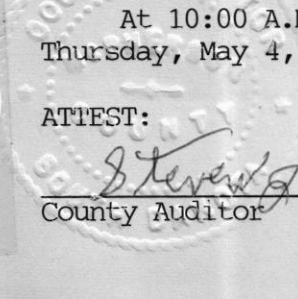
Krein moved, and Berreth seconded, to approve the minutes of the May 6, 1999 session of the Zoning Board. All voted in favor. Motion carried.

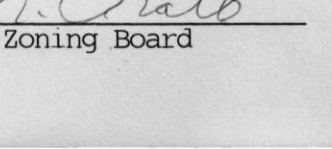
The board examined building permits numbered 99-1 through 00-1. Berreth moved, and Kolb seconded, to approve these permits. All voted in favor. Motion carried.

A public hearing was held to consider an application for a variance submitted by Jim Schauer. He requested allowance to place trees within 35 feet of the section line in Section 28 of Leola Township. Nobody appeared to speak for or against the proposed variance. The board discussed the matter with Jim Schauer via telephone. Krein moved to table the decision on this matter to May 4, 2000 due to lack of information and to allow time to clarify the State of South Dakota's position in this matter since it also involves a state highway. Berreth seconded the forgoing motion. All voted in favor. Motion carried.

At 10:00 A.M., Kolb moved, and Gruebele seconded, to recess to 9:00 A.M., Thursday, May 4, 2000. All voted in favor. Motion carried.

ATTEST:

  
Steven Serr  
County Auditor

  
Robert R. Rath  
Chairman of the Zoning Board