

Planning and Zoning Commission
Minutes – October 24, 2023

The Canton Planning and Zoning Commission met at the Depot Viking Room on Tuesday, October 24, 2023, at 7:00pm with the following members present: Chairman Jerry Chaon, Commissioners Karen Leffler, Sandra Lundstrom, Ben Oien, and Mike Pederson.

Also present: Assistant Finance Officer Tiffany VanDeKieft.

CONSENT CALENDAR

Commissioner Oien moved and Commissioner Pederson seconded to approve the minutes from September 26, 2023, and approve the agenda. All Ayes. Motion carries.

VISITORS TO BE HEARD

None

VARIANCE HEARING – JOSEPH & SUZANNE LEWISON, 504 NORTH BROADWAY STREET

This being the time and place for the variance request for no setback on the north-side property line from Joseph & Suzanne Lewison at 504 North Broadway Street, Chairman Chaon opened the hearing as the Board of Adjustments.

No one abstained.

Chairman Chaon invited Joseph Lewison to the podium to discuss his request. Joseph explained that they would like to add a 2-stall garage on the north side of their property.

Commissioner Leffler asked if the driveway to the north of their property belongs to their neighbor to the east & how wide it is. Joseph confirmed that it is his east neighbor's driveway but isn't sure how wide it is. Commissioner Pederson mentioned that he had walked by there & that he would estimate about 12 feet with a cement border. Commissioner Pederson commented that with no setback that by putting a gutter on the garage that there would be a portion over the property line. He also mentioned that past variances have had 2 foot granted & also that he noticed a lot of the utilities would need to be relocated. Commissioner Leffler asked how a 2 foot variance would affect his plans since no part of the garage should exceed the property line. Joseph replied that the contractor, Ryan Meister, figured that the plans would still be workable at 20' wide rather than 22' wide. Commissioner Leffler also asked if the neighbor has been spoken with. Joseph indicated that they have & are okay with it.

Chairman Chaon asked for proponents to the issue. Hearing none, Chairman Chaon asked for opponents to the issue. Hearing none, Chairman Chaon closed the hearing.

Commissioner Pederson moved and Commissioner Leffler seconded to approve a 2 foot setback from the north property line for their garage. All ayes. Motion carries.

REZONE HEARING – BRAD & CAMILLE VANVOORST / ERNIE & GWEN LIPINSKI, PARCEL 200.93.01.001 ON NORTH DAKOTA STREET

This being the time and place for the rezone request from Brad & Camille VanVoorst and Ernie & Gwen Lipinski for a rezone at Parcel 200.93.01.001 on North Dakota Street from Light Industrial to Residential, Chairman Chaon opened the hearing as the Planning & Zoning Board.

No one abstained.

Chairman Chaon invited Ernie & Gwen Lipinski to the podium to discuss their request. Ernie explained that he & his wife are looking to move here from Willmar, Minnesota, & that they would like to build a ladder framed, slab on grade, metal structure home like a barndominium. Commissioner Lundstrom asked about the water location. Ernie answered that in the checking

he's done so far is that water goes at least to Advanced Ag's building & that they could be on a septic system until the City would extend sewer then they would have to agree to connect. Commissioner Leffler asked about the height. Chairman Chaon explained that being in the airport area that they would need to have an FAA airspace study done. He indicated that airport consultants can complete that & it is about \$2000 for all filings. Commissioner Pederson mentioned meeting building guidelines. Commissioner Oien asked about the size. Ernie said that the building would be 60' x 100' & they would like to set it back as far as they are able to with the airport being nearby & plant a lot of trees. Commissioner Leffler asked if there would be other buildings & how the living structure would be situated. Ernie said that they plan on building the garage portion first then the home portion afterwards. AFO VanDeKieft explained that per zoning regulations that an accessory building cannot be constructed prior to the principal building & that the accessory building may not be used for dwelling purposes. Commissioner Oien mentioned the upcoming ordinance relating to shouses/barndominiums & that there are to be certain ratios of livable space. It was discussed that the ordinance is in the works yet & still needs to go through the hearing process after that. It was also mentioned that even if P&Z doesn't recommend approval that the City Commission has the final say at the hearing at their meeting. Ernie mentioned that their closing date is set for January 4th so if the City Commission recommends rezone then the ordinance would be effective on January 3rd.

Chairman Chaon asked for proponents to the issue. Hearing none, Chairman Chaon asked for opponents to the issue. Hearing none, Chairman Chaon closed the hearing.

Commissioner Oien moved and Commissioner Leffler seconded not to recommend approval to the City Commission on this rezone based on Regulation 11.03 (relating to accessory buildings). All ayes. Motion carries.

CONDITIONAL USE HEARING – CANTON ECONOMIC DEVELOPMENT CORPORATION / DAKOTA SPECIALTY SOLUTIONS LLC, PARCEL 200.52.15.501B ON WEST INNOVATION STREET

This being the time and place for the conditional use request for manufacture of agrochemicals including blending, packaging, & storage from Canton Economic Development Corporation & Dakota Specialty Solutions LLC at Parcel 200.52.15.501B on Innovation Street, Chairman Chaon opened the hearing as the Planning & Zoning Board.

No one abstained.

Nick Thompson was available as well as Raj Pazhianur & Anant Aiyer. Chairman Chaon invited them to the podium to discuss their request. Raj explained that they have an offer placed with CEDC with a clause to get a conditional use permit. Raj presented information about their company. Their primary company is Keystone Specialty Chemicals was founded in 2011. They are 100% agriculture focused with primary ingredients of corn, soy, barley, canola, & other similar ingredients. They are focused on research & development & a location in Canton would help them serve their customers in the State & Canada. The categories of product categories that they sell are tank mix adjuvants, fertilizer efficacy, & nutrition. Phase 1 – year 1 would be focused on the warehouse, packaging, & blending then going forward would be focused on expansion. They are thinking of a 30,000 square foot building with the potential of being fully operational by July 2025. Raj said that they have been in touch with South Dakota DNR regarding requirements. The employment opportunities they hope to offer will start out at approximately 8 then increase to about 30 by year 10. Chairman Chaon asked about the location. Nick explained where it is in relation to Industrial Road & that there's an additional parcel that they have first right of refusal on. Commissioner Leffler clarified that if they were to purchase that additional property that they would need to complete another conditional use hearing. Commissioner Oien asked about if there would be any smell & Raj indicated that there would not.

Chairman Chaon asked for proponents to the issue. Hearing none, Chairman Chaon asked for opponents to the issue. Hearing none, Chairman Chaon closed the hearing.

Commissioner Pederson moved and Commissioner Leffler seconded to approve the conditional use permit for manufacture of agrochemicals (listing on file) including blending, packaging, & storage. All ayes. Motion carries.

DIALOGUE

AFO VanDeKieft advised about a meeting she attended with Toby Brown with Lincoln County along with representatives from Harrisburg & Worthing. The topic was about if the surrounding communities would like to enter into a joint jurisdiction with the County. Doing so would allow a municipality & the County to jointly exercise comprehensive planning & zoning powers not to exceed six miles beyond the City's corporate limits. With the State penitentiary location being announced, it sounded as though the County wanted to gauge the interest of the surrounding municipalities in planning related to this area & other growth areas that would have an impact on the communities. AFO VanDeKieft also advised that Toby had indicated that he could come to a meeting to discuss the topic further.

Also, the next meeting will be November 28, 2023.

ADJOURNMENT

Commissioner Pederson moved and Commissioner Oien seconded to adjourn. All Ayes. Motion carried.

Meeting Adjourned.

Tiffany VanDeKieft
Assistant Finance Officer