

**STAFF REPORT**  
**May 21, 2024**

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**APPLICATION FOR CONDIITIONAL USE FOR A TOWER**

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GENERAL INFORMATION:

PETITIONER	East River Electric Power Cooperative
REQUEST	<b>Application for Conditional Use for a tower</b>
LEGAL DESCRIPTION	Lot U-1 in the Plat of Lot "U-1", SE1/4SE1/4, Section 18, T125N, R57W
CURRENT & SURROUNDING ZONING	Agricultural (Ag)
REPORTED BY	Erin Collins-Miles

GENERAL COMMENT: Per the Marshall County Zoning Ordinance, a tower can be permitted under the Conditional Use Section located in TITLE 8, Chapter 8.3. Noting that Wireless Telecommunication Towers and Facilities (See Appendix E) is listed under number 13 of Chapter 8.3. Granting of this conditional use would bring the project into compliance with the rules and regulations set forth by Marshall County.

REVIEW: The proposed tower modifications include replacement of the current 12' mast with a 40' lattice tower for internal only SCADA communications, according to the building permit. The applicants are modifying the tower for added safety of the company's crews and better system practices. The applicants were instructed to ensure that all requirements under Appendix E of the zoning ordinance would be reviewed and discussed with the Zoning administrator. The new tower would be approximately 12' from 425<sup>th</sup> Ave. and 130' from 34 No written comments or objections were received prior to the scheduled hearing.

**NOTICE OF HEARING - APPLICATION FOR CONDITIONAL USE FOR A TOWER**

Notice is hereby given that the Marshall County Planning & Zoning Board will meet on May 21, 2024 at 9:00 a.m. at the Marshall County Courthouse Commissioners Chambers, concerning the following application for a Conditional Use from the Marshall County Zoning Ordinance.

East River Electric Power Cooperative has requested a Conditional Use from the Marshall County Zoning Ordinance to replace the current mast with a 40-foot lattice tower on the property described as Lot U-1 in the Plat of Lot "U-1", SE1/4SE1/4, Section 18, T125N, R57W.

Erin Collins-Miles  
Planning & Zoning Administrator

Published once at the approximate cost of

*For publication: May 8, 2024*

1T(May 8)  
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CONDITIONAL USE FOR A  
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Erin Collins-Miles Planning & Zoning Administrator  
Published at an approximate cost of \$7.25 and can be viewed free of charge at [www.sdpublicnotices.com](http://www.sdpublicnotices.com).

**MARSHALL COUNTY APPLICATION FOR CONDITIONAL USE**

DATE: 5/3/2024

To: **Marshall County Planning and Zoning Commission**  
**PO Box 9**  
**Britton, SD 57430**

The undersigned do hereby request a conditional use from the Marshall County Zoning Ordinance as provided by Article 8.3 Section 2 and 13 for the purpose of Replace current mast with a 40' lattice tower for internal only SCADA communication. Will be in same location.

Legal Description: PARCEL ID - 13.57.18.4500  
LOT U-1 (1.72 ACRES)

Reason: We are modifying the tower for added safety of our crews and better system practices.

Applicant's Name: Jerae Wire East River Electric Power Cooperative Phone: 605-256-8269

Address: 211 South Harth Ave. Madison, SD 57042

Applicant's Signature: Jerae Wire

Owner's Signature (if different than applicant): Jerae Wire

**For Internal Office Use Only:**

Date Received: \_\_\_\_\_ Fees (non-refundable): \$150.00 Paid:  YES  NO

Inspection Report: See Staff report

Date of Hearing by Planning and Zoning Commission: May 21, 2024

Action taken by Planning and Zoning Commission: \_\_\_\_\_

MARSHALL COUNTY PLANNING & ZONING COMMISSION  
P.O.BOX 9  
BRITTON, SOUTH DAKOTA 57430  
605.448.7540

May 7, 2024

Dear Property Owner,

Notice is hereby given that the Marshall County Planning & Zoning Board will meet on May 21, 2024 at 9:00 a.m. at the Marshall County Courthouse Commissioners Chambers, concerning the following application for a Conditional Use from the Marshall County Zoning Ordinance.

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As an adjacent landowner, you are being notified of the hearing. If you have any questions, please contact my office. Any comments or concerns should be stated in writing and forwarded to my office or expressed at the scheduled hearing.

Sincerely,

*Erin Collins-Miles*

Erin Collins-Miles  
Planning and Zoning Administrator

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Sincerely,

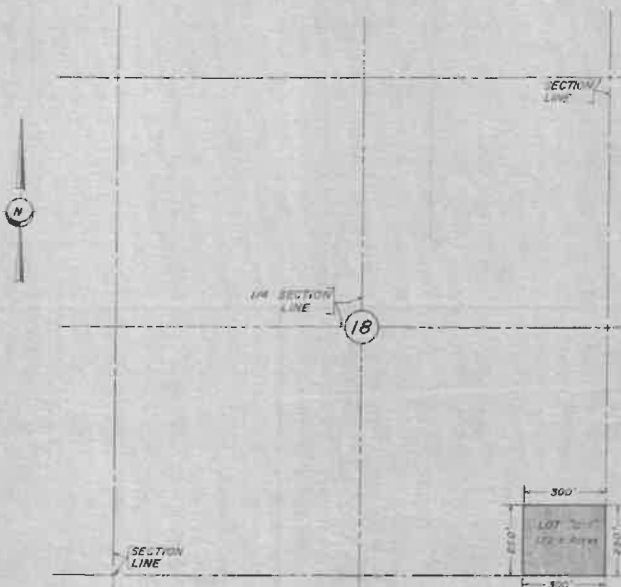
*Erin Collins-Miles*

Erin Collins-Miles  
Planning and Zoning Administrator

**Sent to the following adjacent landowners on 5/7/24:**

1. Mark & Michelle Erickson – 36929 Oasis Rd. Lindstrom, MN 55045
2. Keith & Patty Ogren – 12169 425<sup>th</sup> Ave. Langford, SD 57454
3. Terri Glodrey – 711 Britton St. Langford, SD 57454
4. Highlanda Cemetery Corp. c/o David N. Nelson – 43104 122<sup>nd</sup> St. Langford, SD 57454

**PLAT OF**  
**LOT "U-1", S.E. 1/4, S.E. 1/4, SECTION 18,**  
**T 125N, R 57W OF 5th P.M.**  
**MARSHALL COUNTY**  
**SOUTH DAKOTA**



PREPARED BY  
**J.T. BANAYER & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 BROOKINGS, SOUTH DAKOTA  
 DRAWN BY: **E. R.**

**EXHIBIT**  
 This plat is a true and correct copy of the original plat on file in the office of the County Clerk of Marshall County, South Dakota, and is a true and correct copy of the original plat on file in the office of the County Clerk of Marshall County, South Dakota, and is a true and correct copy of the original plat on file in the office of the County Clerk of Marshall County, South Dakota.

WITNESSED my hand and seal of office this 25th day of February, 1964.

*[Signature]*  
 County Clerk

**STATE OF SOUTH DAKOTA**  
**COUNTY OF MARSHALL**

I, **[Signature]**, County Clerk, do hereby certify that the foregoing is a true and correct copy of the original plat on file in the office of the County Clerk of Marshall County, South Dakota, and is a true and correct copy of the original plat on file in the office of the County Clerk of Marshall County, South Dakota.

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# Langford Substation

Location: Northwest corner of intersection 121st Street and 425th Avenue (Co Rd 51)  
Request: New 40' 24" face steel stub tower

## Legend

 Location of proposed 40' tower



100 ft

FILED: 03/14/2016 4:24 PM PLAN: 23012.PLT DWG NAME: LVLING001 V SUBSTATIONS/SUBS L AND/OR LV NETWORK LAYOUT-GROUNDING BY: ASEY, J. SHERMAN

12197 425 AVGE.  
LANGFORD, SD 57454  
SEC 18-T125N-R57W  
MARSHALL COUNTY, S.D.



LEGEND

— X — FENCE LINE

□ FOUNDATION

— CONDUIT

— 1/0 CONDUCTOR

— 4/0 CONDUCTOR

⊗ ANODE

○ GROUND ROD

— CONNECTOR

Mtl #

Qty

1

2

8

8

8

8

5

8

8

6

6

1/0 440 feet

4/0 200 feet

LANGFORD SUBSTATION  
GROUNDING LAYOUT



DWG NAME: LVLING001

DATE: 3-1-2016

POP FILE: ERTPLT.ctb

PLOT SCALE: 1"=1'

DWG SCALE: 1"=10'

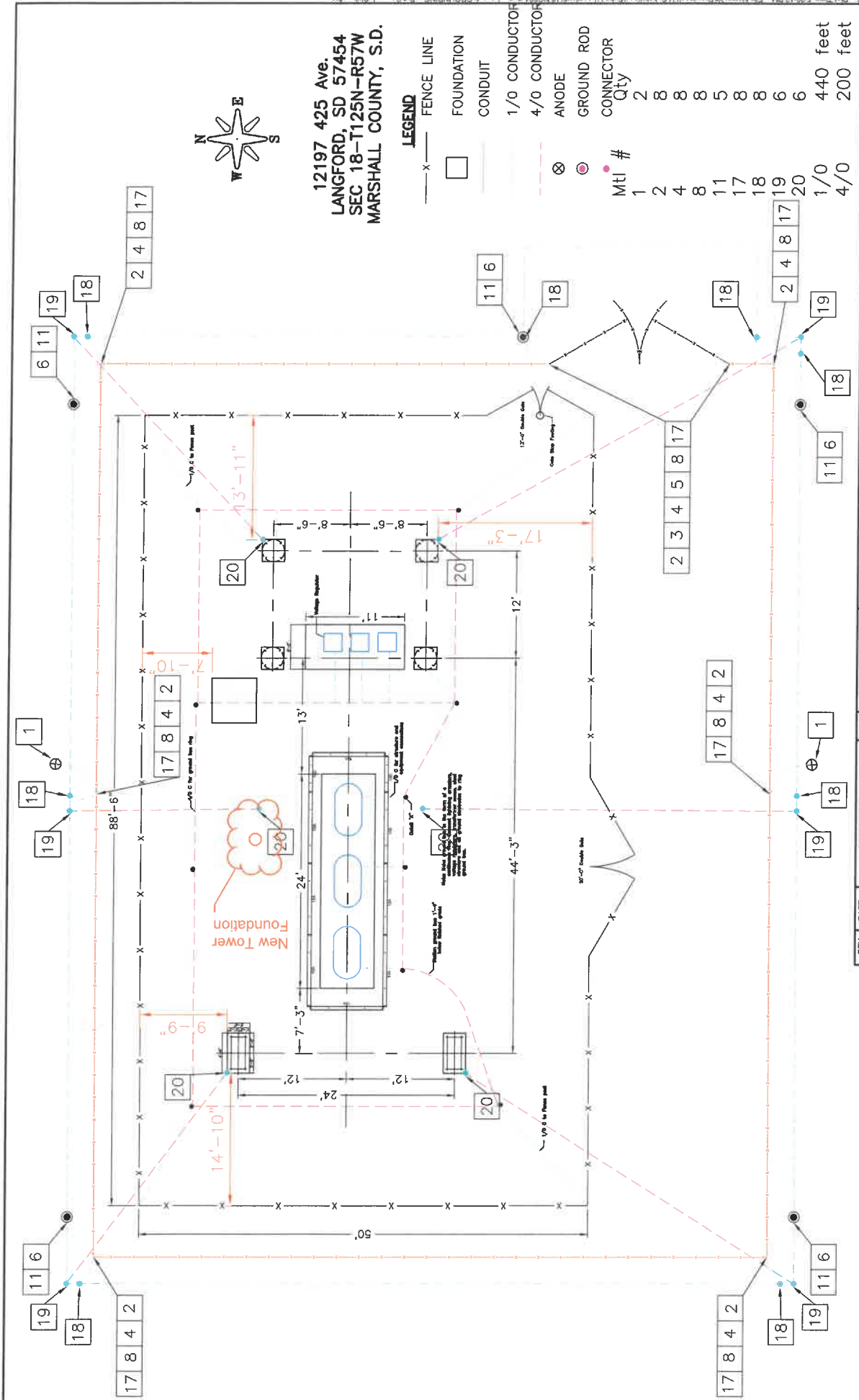
CHKD: DESIGNED BY:

CHECKED BY:

DRAWN BY: D.A.F.

SHEET: 1 of 1

REV	DATE	DESCRIPTION



REV	DATE	DESCRIPTION

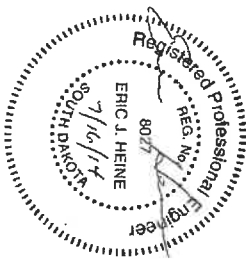
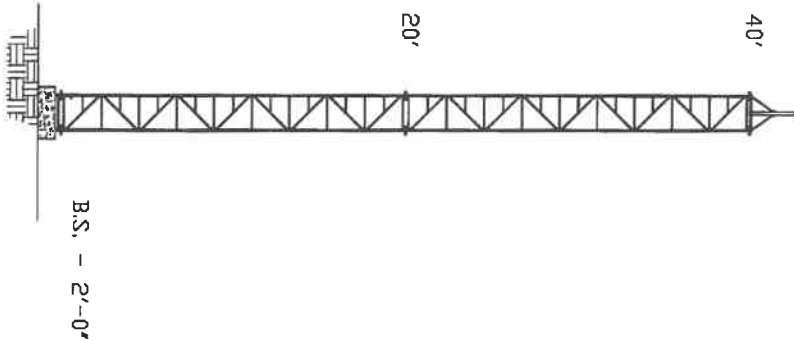




**TOWER DESIGN LOADS:**

- OPTION #1 - PROPOSED TOWER WITH
- PROPOSED ANTENNAS
  - ANALYSIS PER TIA-222-G
  - 90 MPH WIND & ND ICE
  - 60 MPH WIND & 1/2" ICE
  - STRUCTURAL CLASS III
  - EXPOSURE CATEGORY C
  - TOPOGRAPHIC CATEGORY 1

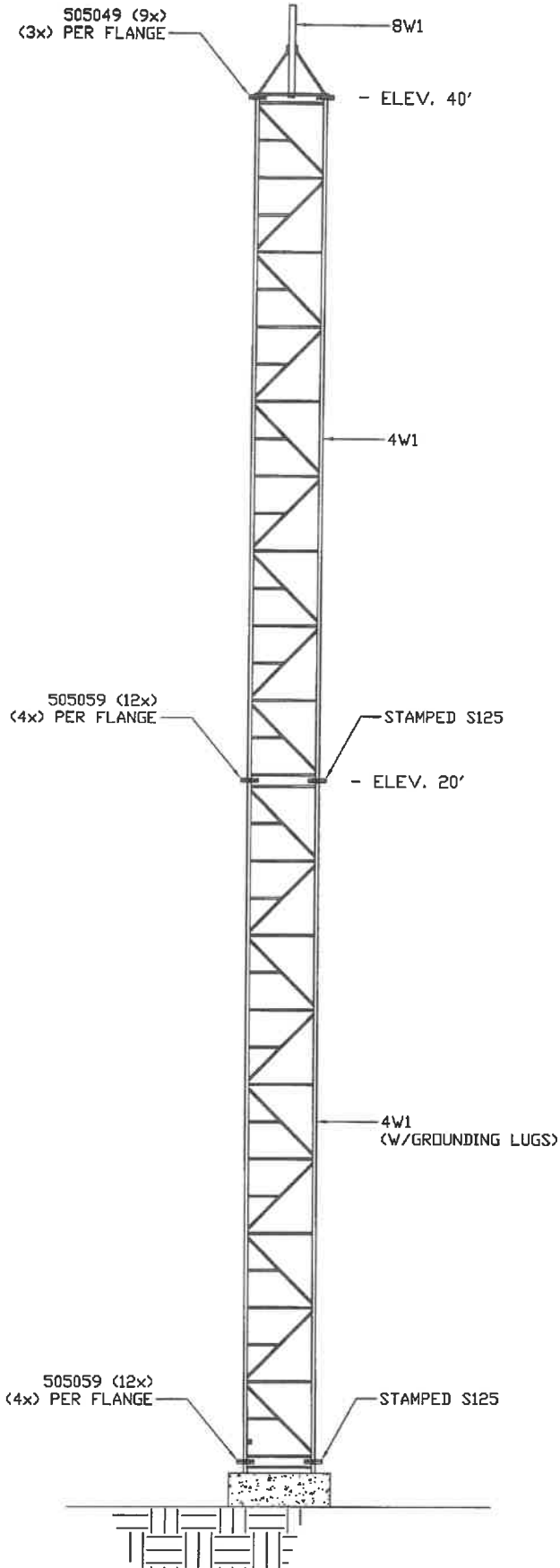
ELEV.	ITEM	FEEDLINE
40'	CL-900A (ENCLOSED VAGD)	1/2"



THESE DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF EHRSMANN ENGINEERING, INC. AND SHALL NOT BE REPRODUCED OR USED IN WHOLE OR IN PART AS THE BASIS OF THE MANUFACTURE OR SALE OF ITEMS WITHOUT WRITTEN PERMISSION.

- NOTES:
1. TOWER DESIGNED ACCORDING TO TIA-222-G.
  2. ANTENNA LOADS FROM MANUFACTURING SPECIFICATIONS AND ANDREWS BULLETIN 1015F.
  3. ALL WELDING IS COMPLETED IN ACCORDANCE WITH ANSII/AWS D 1.1 LATEST REVISION AND COMPLETED BY CERTIFIED WELDER.
  4. ALL TOWER MEMBERS SHALL BE HOT-DIP GALVANIZED AFTER FABRICATION. GALVANIZING SHALL CONFORM TO ASTM A123.
  5. ALL BOLTS SHALL BE GALVANIZED ACCORDING TO THE STANDARD SPECIFICATION FOR ZINC COATING OF IRON AND STEEL HARDWARE, ASTM A153.
  6. BOLTING HARDWARE SHALL BE ASTM A325 OR APPROVED EQUAL.
  7. ALL ITEMS MUST BE INVENTORIED AT THE TIME OF DELIVERY TO THE JOB SITE/STORAGE FACILITY. ANY SHORTAGES REPORTED AFTER THIS DELIVERY WILL BE THE RESPONSIBILITY OF THE CONTRACTOR/DOWNER.
- ANY PROBLEMS THAT OCCUR WITH SCHEDULING, TRANSPORTATION, DELIVERY, FOUNDATION INSTALLATION, ERECTION OR ANY ITEMS FURNISHED BY EEI MUST BE REPORTED IMMEDIATELY TO ALLOW EEI TIME TO TAKE CORRECTIVE MEASURES. EEI WILL MAKE EVERY EFFORT TO REPAIR/REPLACE NECESSARY ITEMS IN AN EXPEDITED MANNER AND/OR WILL PURSUE CORRECTIVE MEASURES IN THE MOST ECONOMICAL WAY POSSIBLE AT OUR DISCRETION. HOWEVER, UNDER NO CIRCUMSTANCES WILL EEI PAY FOR OR BE RESPONSIBLE FOR ANY DOWN TIME OR EXPENSES INCURRED DUE TO DOWN TIME.
8. TOWER LEGS SHALL BE 50 KSI. ALL OTHER STALL SHALL BE ASTM A36 MINIMUM.

VARIOUS SITES - SOUTH DAKOTA	
SITE: EAST RIVER ELECTRIC POWER COOPERATIVE	
40' EEI W/2400	STUB TOWER
EHRSMANN ENGINEERING, INC. CONSULTING ENGINEERS 4400 WEST 31ST STREET YANKTON, SD 57078 (605) 665-7532 (605) 665-9780	
DATE: 7/16/14	BY: CD
CHECKED:	
LD 622120	DWG # 622120C01 SH1 C01 OF



MATERIAL LIST

MK#	ITEM	QTY	DESCRIPTION	WT#
4W1		2	24' WELDED SECTION X 20'-0" LG STAMPED 'S125'	855
8W1		1	DISH MOUNT WELDMENT	35
505049		9	5/8"Ø X 2 1/2" A325 BOLT W/L/W & NUT	3
505059		24	5/8"Ø X 2 3/4" A325 BOLT W/L/W & NUT	10

BLACK IRON WT = 890#  
 GALVANIZED WT = 965#

THESE DIMENSIONS AND RECOMMENDATIONS ARE THE PROPERTY OF THE ENGINEER. ANY CHANGES TO THE DESIGN SHALL BE RECORDED OR USED IN WRITTEN PERMISSION.

VARIOUS SITES - SOUTH DAKOTA  
 SITE/EAST RIVER ELECTRIC POWER COOPERATIVE

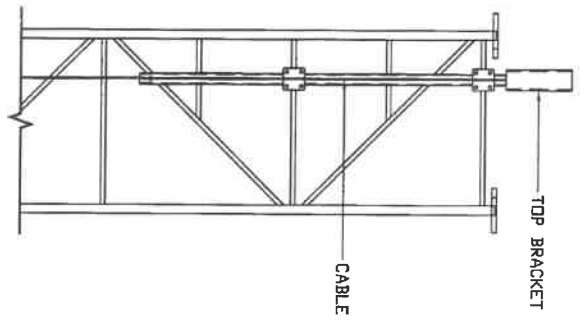
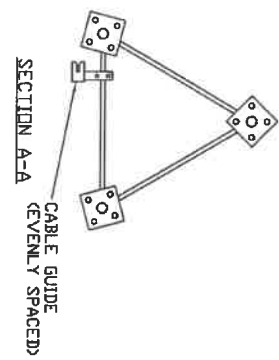
40' EEI W2400 STUB TOWER  
 INSTALLATION DETAILS

EHRESMANN ENGINEERING, INC.  
 CONSULTING ENGINEERS  
 4600 WEST 315<sup>th</sup> STREET  
 FARMINGTON, SD 57501  
 (605) 665-7532  
 (605) 665-9780

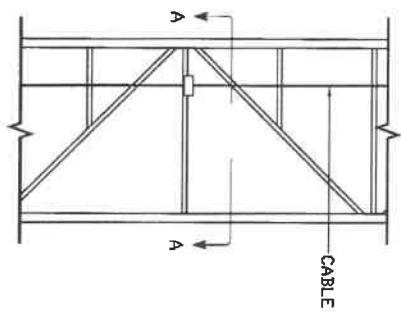
DATE: 7/16/14  
 BY: CD  
 CHECKED:

JLB 622120 DWG # 622120E01 SHF E01

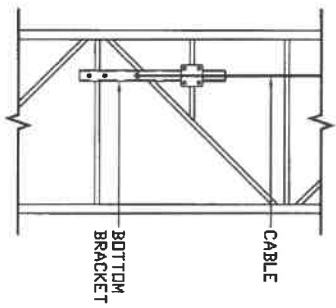
MATERIAL LIST				WT#
MK#	ITEM	QTY	DESCRIPTION	
	6116280	1	TOP BRACKET - (ANTENUATOR)	
	6100090	1	BOTTOM BRACKET - (TERMINATOR)	
	6100515	1	CABLE GUIDES	
	6110040	40'	3/8" EHS CABLE	



TOP BRACKET  
INSTALLATION



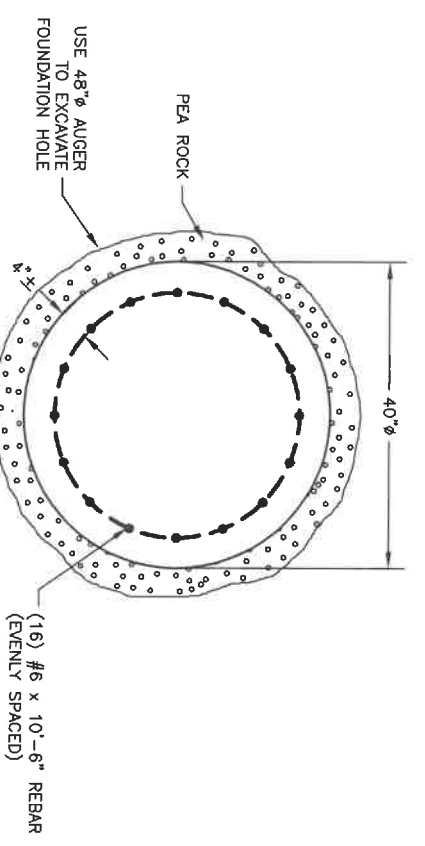
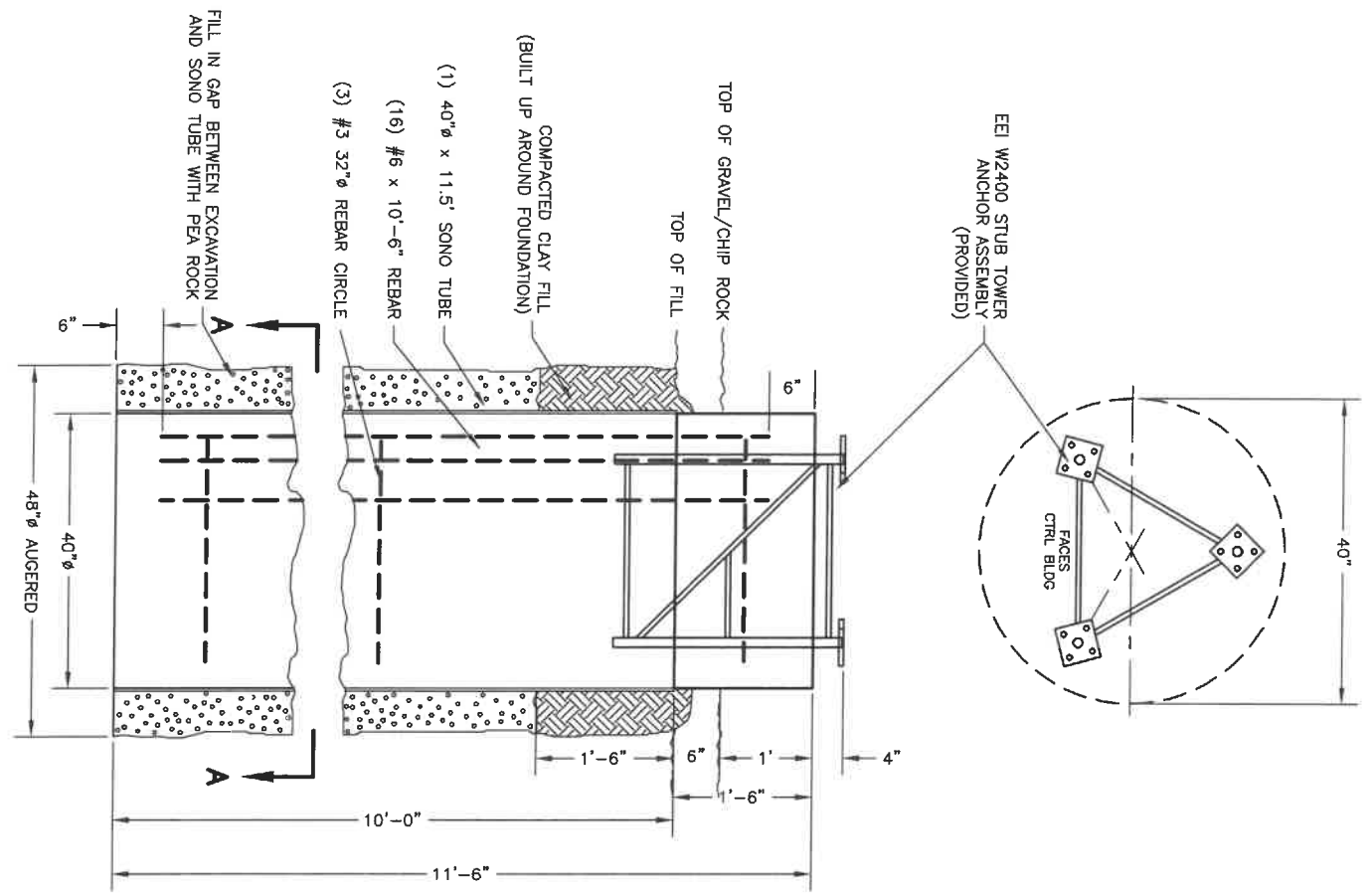
INTERMEDIATE BRACKET  
INSTALLATION



BOTTOM BRACKET  
INSTALLATION

VARIOUS SITES - SOUTH DAKOTA  
SITE: EAST RIVER ELECTRIC POWER COOPERATIVE

EHRSMANN ENGINEERING, INC. CONSULTING ENGINEERS 4400 WEST 31st STREET YANKTON, SD 57078 (605) 665-7532 (605) 665-9780		DATE: 7/16/14 BY: CD CHECKED:
JOB # 622120	DWG # 622120E01	SHEET E02 OF
SAFETY CLIMB INSTALLATION		



**NOTES**

1. CONCRETE REQUIREMENTS:
  - 4,000psi
  - 3" slump
  - 4-6% air entrainment
2. REINFORCEMENT
  - ALL REBAR SHALL BE GRADE 60
  - REBAR SHALL BE FREE OF RUST, DIRT, AND MILLSALE
3. TOPS MAY BE BOX OR ROUND FORMED WITH A 45° BEVEL, 1/2" x 1/2".
4. CURING COMPOUND:
  - LIN-SEAL WHITE (OR EQUIVALENT)
  - APPLY ON EXPOSED SURFACES AS SOON AS FINISHED AND SURFACE WATER DISAPPEARS.
  - APPLY ON FORMED SURFACES AS SOON AS FORMS ARE REMOVED.

**\*\*NOTE USE WITH 60' TOWER\*\***  
**QUANTITIES BASED ON (1) PIER**

FOUNDATION	STEEL	CONCRETE
48" Ø AUGERED PIER	(16) #6 x 10'-6" REBAR (3) #3 x 3/2" REBAR CIRCLE	4.10 ACTUAL YARDS
	MISC.	PEA ROCK
(1) 40" Ø x 11.5' SONO TUBES		1.09 CY

A Touchstone Energy® Cooperative



**SUBSTATION**  
**TOWER FOUNDATION**  
**(40" Ø PIER 11.5' DEPTH)**

DATE: 8-27-09	DESIGNER: [Signature]	SCALE: 1"=4'-0"
NO. NO.:	PROJECT NO.:	SHEET NO.:
REV. NO.:	REV. DATE:	REV. BY:
BY: [Signature]	APP. BY: [Signature]	DATE: 8-27-09



