

MOODY COUNTY CONDITIONAL USE APPLICATION

CONDITIONAL USE NUMBER 2023-07

BUILDING PERMIT NUMBER \_\_\_\_\_

APPLICANT (PRINT): Jessica Grodzins PHONE: 206-455-5991

ADDRESS: 22317 469<sup>th</sup> Ave Colman, SD, 57017  
Street City/State/Zip

I/WE, THE UNDERSIGNED, DO HEREBY PETITION THE BOARD OF ADJUSTMENT OF MOODY COUNTY, TO ISSUE A CONDITIONAL USE PERMIT FOR THE PROPERTY DESCRIBED AS:

LEGAL DESCRIPTION: N-1085' E-890' NE 1/4 21-108-50

GENERAL AREA OR STREET ADDRESS: 22317 469<sup>th</sup> Ave Colman SD 57017

EXISTING LAND USE: Ag EXISTING ZONING: Ag

SIZE OF PARCEL: ACRES 22 LOT DIMENSIONS: WIDTH \_\_\_\_\_ LENGTH \_\_\_\_\_

SURROUNDING LAND USE  
NORTH: Ag  
SOUTH: Ag  
EAST: Ag  
WEST: Ag

PLEASE DESCRIBE WHAT YOU PROPOSE TO DO AND WHY YOU ARE SEEKING A CONDITIONAL USE PERMIT (attach a separate sheet of paper if necessary)

Using my 60 X 100 Shed for Dog training, for group classes, individual sessions, Board and trains, and regular Boarding.

Section of Ordinance requiring use: \_\_\_\_\_

SIGNATURE OF APPLICANT Jessica Grodzins

FOR OFFICIAL USE ONLY

DATE FILED WITH ADMINISTRATIVE OFFICIAL: May 2, 2023

\$200.00 FEE PAID (NON-REFUNDABLE): ☒ YES ☐ NO

DATE OF HEARING: June 6<sup>th</sup>, 2023 @ 9:05 am

ACTION BY BOARD OF ADJUSTMENT: \_\_\_\_\_

EFFECTIVE DATE OF PERMIT: \_\_\_\_\_

A conditional use permit shall expire one (1) year from the date upon which it becomes effective if no work has commenced. Upon written request to the Board of Adjustment and prior to the conditional use permit expiration date, a one (1) year time extension for the conditional use may be granted by the Board of Adjustment.

To whom it may concern,

I have an LLC called Good Dog LLC that is my personally owned and operated business. My services I provide are mainly house visits while I am still getting my 100X60 building usable. I am a certified AKC (American Kennel Club) evaluator and trainer. This means I can train dogs for basic obedience, advance obedience, and perform temperament tests. I have also mentored under a trainer for 3 years that is specialized in aggression cases and behavioral issues so that I can also train dogs in those situations as well.

Now that you know what I implement, I will tell you about my plan for the property/building. My fiancé would like to utilize a small portion of the space for storage/machine work. The majority of the space will be my training area that will have a concrete base with artificial turf to be able to execute group classes (with owners), individual sessions (one-on-one), and myself personally training the dogs. Temporarily I have horse stalls in the building that I have used as dog kennels until we build a building off of this main building to minimize noise in the training area and hold more kennels. On the back end of the big building (north side) this spring I will put up 8ft chain-link fencing for individual runs and group play area.

Due to the issue at hand with my fiancé and I's personal two dogs, I will have the fence put up first thing this spring before working on the buildings. I have already picked out fencing and talked with a fence contractor (Ryan White Fencing) to make sure we stop this problem of our bird dogs wandering from our property. In immediate action I have bought tie-outs and trolleys to put the dogs on so that they do not run off until spring. I have also purchased an underground fence that I will be installing on a weather permitting day to have on them at all times for a second defense. Moving from in town to out on a property with our hobby farm of animals has been a trial and error experience for us. We want to keep our community happy, and be helpful instead of hindering. We have the plans this spring to really start working on the property to make it an asset not only to ourselves, but the wildlife, and people of our close

and far community. We will be working full force on the building for my business, as well as meeting with an environmentalist to plant several hundred trees and shrubs to provide more habitat for the wildlife.

Thank you for taking the time to listen to what I have to say and what I hope to accomplish if approved. If you have any questions I will be more than obliged to answer to the best of my ability.

Thank you again,  
Jessica Grodzins  
206-455-5991  
Jessiegrodzins@yahoo.com

## Gooddog LLC

- \* Dog issues started last fall with German sheppards coming in yard. I scolded them enough, that they started staying home! Jessica and I told me that she was running dogs down the road for exercise with 4-wheeler. Probably the beginning of why her dog's don't know their boundaries!
- \* German short hairs started chasing wildlife in my yard and then out the area in mid-January.
- \* Contacted Troy our Sheriff March 3rd.
- \* First week after sheriff contacted them, had 14 dog sightings in yard.
- \* Visited with Brandon on the 10<sup>th</sup> March one week later, about dog issues and have had no sightings for 4 weeks! - until -
- \* The last 3 weeks, I've had 8 more sightings, harder to see in trees with the snow gone.
- \* Unfortunately with all this taking place, we've had to use a leash or shock collar on our house dog to prevent our dog from following their dogs scents out of our yard, when we want to walk him outside!

- \* I HAVE visited with Jessica multiple times in my yard while see is trying to retrieve her dogs that this needs to stop!
- \* She had told me on three different occasions that they HAVE been missing for over 6 hours AND can't find them! She gave up looking for them and went to town to do other things. (twice)
- \* As for dog barking, that has gone on basically from day one. She has one dog that pretty much barks all the time. I talked with Jessica about this and she said, she may need to put back collar on dog, but not as of yet!
- \* When shed doors are open and that dog gets the other dogs barking it gets very loud, as shed faces our direction and we live less than 900 feet from them.
- \* When you drive past their place, you may HAVE AS MANY AS 6 dogs on the road.

Thanks  
Rod Hersrud