



Davison County Planning & Zoning and Emergency Management  
200 E. 4<sup>th</sup> Ave.  
Mitchell, SD 57301-2631  
Phone (605) 995-8615  
Fax (605) 995-8642



PLANNING COMMISSION MINUTES  
@ Davison County 4H Grounds  
3200 West Havens, Mitchell, SD 57301  
March 8, 2017

1. Call to order at 5:30 P.M. by Chairman Haines.
2. Roll Call.
  - Present: Bruce Haines, Gary Stadlman, Steve Thiesse, Lewis Bainbridge, Kim Weitala, Brenda Bode, Jeff Bathke, Mark Jenniges.
  - Absent: Charles Storm.
  - Guest: Wayne Lyons, Darlene Wadleigh, Jerry Wadleigh, Rex A. Balcom, Gregg Bult, Jerry Scott, Candice Cararo, Gene & Denise Stehly, Randy Reider, David Hettinger, Lance Koth, Steve Vlieger, Matt Keyser, Jade Stehly, Adrian Caurendean, Don Kirkegaard, Mike Anderson, Lary H Pietz, Donald Muither, Chad VanLacken, Cindy VanLacken, Murray VanLacken, Mary Nutter, Terry Nutter, Orville Stevenson, Dick Collins, Bradley Hohn, Jack Anderson, Brent Greenway, Doug Greenway, Wayne Witzel, Jim F, Jackie Steven, Ryan Storm, Delbert Mueller, Pete Thyson, Harvey Kelley, Lila Stach, Ken Stach, Denny Kiner, Tom Greenway, John Claggett, Peg Greenway.
3. Approve the March 8, 2017 Agenda.
  - Motion by Gary Stadlman, seconded by Steve Thiesse, to approve the March 8, 2017 agenda. All members voted aye, motion carried.
4. Approve the February 7, 2017 Minutes.
  - Motion by Kim Weitala, seconded by Brenda Bode, to approve the February 7, 2017 minutes. All members voted aye, motion carried.
5. Questions and discussion on amending the Davison County Zoning Ordinance.
  - Planning and Zoning Administrator Bathke gave a brief welcoming, housekeeping procedures and overview of the process at hand.
  - Administrator Bathke read proposed changes to the Introduction; no questions or comments.
  - Administrator Bathke read proposed changes to Article 1; no questions or comments.
  - Administrator Bathke read proposed changes to Article 2; no questions or comments.
  - Administrator Bathke read proposed changes to Article 3; comments and questions below.
    - i. Deputy Director Jenniges acknowledged emails from Gene & Denise Stehly, Lance Koth, Jade Stehly, Glen Lowrie, Doug Hansen, Mike & Mavis Anderson, Harvey Kelley, Jerry Scott, Adrian Laurendeau, and Dan Koupal all in regards to Section 3:11. Emails were sent to Planning Commission and County Commission as well as available at the meeting for all to see and become part of public record.
    - ii. Jerry Wadleigh spoke that there should be a 2 mile setback for the more populated area of Davison County.
    - iii. Harvey Kelley stated the proposed ordinance online is hard to follow and confusing to find. He is not for wind towers and believes the setback should be 1 mile. There are 430 WES ordinances out there and Davison County's section is a "textbook ordinance" and needs to be more complicated and we need a better ordinance.

- iv. Darlene Wadleigh is against windmills. Wonders why we pass more laws and feels harassed about proposing an ordinance, the county is trying to inch them in. Reminded the board that the government works for the people.
  - v. Jerry Scott believes property values decrease and agrees with Walworth County, South Dakota's WES ordinance that has a 2 mile setback.
  - vi. Doug Greenway believes being too restrictive can be dangerous and urges the commission to be cautious when doing so. Appreciated the Planning Commission and County Commission for being in attendance. Would like extend an offer for the commissions to take a tour of a wind tower. Had dBA reader at the stand with him and was speaking between 65 to 70 dBA for the most part, so felt the requirement of 45 dBA is sufficient.
  - vii. Gene Stehly gave the Planning Commission a copy of Walworth County, South Dakota's Wind Energy System Requirements, Letcher Township, Sanborn County, South Dakota's WES Ordinance, and a paper on the impact of real estate value. He has been researching wind energy for a year and half and believes a 1000' setback is too close, should be 1 to 2 miles. Davison County is too populated for WES. Would like to see a property value guarantee. Closed with 3 things; it is the duty of the commission to take care of the people, electricity is not an Ag commodity, and a majority of the people don't want WES.
  - viii. Rex Balcom wondered who really sees the money from WES? Farmers are important and put food on the table for everyone, what will WES do for everyone? Believes 1000' setback is too close, should be a 1 mile setback.
    - Administrator Bathke read proposed changes to Article 4; no questions or comments.
    - Administrator Bathke read proposed changes to Article 5; no questions or comments.
    - Administrator Bathke read proposed changes to Article 6; no questions or comments.
    - Administrator Bathke read proposed changes to Article 7; no questions or comments.
    - Administrator Bathke read proposed changes to Article 8; no questions or comments.
    - Administrator Bathke read proposed changes to Article 9; no questions or comments.
    - Administrator Bathke read proposed changes to Article 10; no questions or comments.
    - Administrator Bathke read proposed changes to Article 11; no questions or comments.
    - Administrator Bathke read proposed changes to Article 12; no questions or comments.
    - Administrator Bathke read proposed changes to Article 13; no questions or comments.
    - Administrator Bathke read proposed changes to Article 14; no questions or comments.
    - Administrator Bathke read proposed changes to Article 15; no questions or comments.
    - Administrator Bathke read proposed changes to Article 16; no questions or comments.
    - The floor was opened up for any final questions or comments.
      - i. Ken Stach from Letcher, SD stated he has "no dog in the fight". Mr. Stach stated he has researched WES for two months and believes a 1 mile setback should be put in place. Letcher Township has adopted a WES ordinance with a 1 mile setback, Walworth County, SD WES ordinance setback is 2 miles, and Davison County should have a 1 mile setback.
6. Additional Comments from the Group-Chairman Haines thanked everyone for attending and giving their thoughts, comments, opinions and input.
  7. Set date and time for next meeting – Regularly scheduled meeting of April 4, 2017 @ 7:00 P.M. at the Davison County North Office located in the Commissioners' Room of the Davison County North Offices, located at 1420 N. Main St., Mitchell, SD 57301.
  8. Adjournment at 6:55 P.M.

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Bruce Haines  
Planning Commission Chairman

*Mark Jenniges*  
Mark Jenniges  
Deputy Director of Planning & Zoning