



Davison County Planning & Zoning and Emergency Management  
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PLANNING COMMISSION MINUTES  
April 3, 2018

1. Chairman Haines called the meeting to order at 7:00 P.M.
2. Roll Call
  - Present: Bruce Haines, Gary Stadlman, Steve Thiesse, Charles Storm, Brenda Bode, Kim Weitala, Lewis Bainbridge, Jeff Bathke, Mark Jenniges.
  - Absent:
  - Guests: Aaron Gates, Daniel Qualls, Steven Wegman, Corey Juhl, Peg Greenway, Mitch Richter, Golden And, Brian Roberts, Riley McFadden, Tyler Baker, Lane Meeks, Tyler Scott, Mike & Mavis Anderson, Terrence & Jennifer Raymond, Mary Stadlman, Karla Hofhenke, Doug Greenway, Dave Gukeisen, Marcus Trouder, Amy Storm, Ryan Storm, Bobbe Schweg, Jerry Scott, John Jones, Jerry Wadleigh, Darlene Wadleigh, Orville Stevenson, Don McLean, Dan Stolp, David Lambert, David Shelton, Cody Zepheir, Jonathon Wolenetz, Cameron Sides, Nate Lahue
3. Consider the amended agenda.
  - Motion by Brenda Bode, seconded by Charles Storm, to approve the amended agenda. All members voted aye, motion carried.
4. Consider the March 6, 2018 Minutes.
  - Motion by Gary Stadlman, seconded by Steve Thiesse, to approve the March 6, 2018 minutes. All members voted aye, motion carried.
5. That Todd Thompson has appealed to the Davison County Planning Commission to recommend granting a variance for:
  - A. Lot size of +/- 17.439 acres to create a lot size of +/- 7.561 acres, where the minimum lot size is 25 acres in the Ag District.
  - B. Side yard setback on the east side of +/- 10' to create a side yard setback of 40' from the existing shed, where the minimum setback is 50' in the Ag District.
  - C. Side yard setback on the east side of +/- 20' creating a setback of +/- 30' from the existing sheds on the parent parcel, where the minimum setback is 50' in the Ag District.
  - This request is pursuant to Section 307 (3) and Section 308 of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property will be legally described as a Plat of Lot A-1, A Subdivision of Lot A of Maeschen's Addition, in the NW 1/4 of Section 33, T 101N, R 61 W of the 5<sup>th</sup> P.M., Davison County, South Dakota.
  - Deputy Administrator Jenniges explained the application, required notifications, and the GIS view. There were no responses from those notified.
  - The applicant was present to answer questions. Discussion included that the reason for Todd doing this is so that he can get a longer term and fixed mortgage instead of a variable 5 year.

- After consideration of 1106 B-Variances, motion by Lewis Bainbridge, seconded by Kim Weitala, to recommend approval of the Variance to the Board of Adjustment.  
Roll call vote:  
Haines – aye, Stadlman – aye, Thiesse – aye, Storm – aye,  
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
6. Considered a Plat of Lot A-1, A Subdivision of Lot A of Maeschen's Addition, in the NW 1/4 of Section 33, T 101N, R 61 W of the 5<sup>th</sup> P.M., Davison County, South Dakota; at the request of Todd Thompson.
    - Deputy Administrator Jenniges explained the plat.
    - The applicant was present to answer questions. This plat goes with item number 5 on the agenda.
    - Motion by Brenda Bode, seconded by Gary Stadlman, to recommend approval of the Plat to the County Commissioners. Roll call vote:  
Haines – aye, Stadlman – aye, Thiesse – aye, Storm – aye,  
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
  7. Considered a Plat of Lots 1, 2, 3 and 4, Block 1 of Powderhorn Subdivision and Longhorn Court in the SW ¼ of Section 24, T 103N, R 61 W of the 5<sup>th</sup> P.M., Davison County, South Dakota; at the request of Lonnie Bollock.
    - Deputy Administrator Jenniges explained the plat.
    - The applicant was present to answer questions. This plat is in regards to the variance that was approved last month for lot sizes of a development. This falls within 3 miles of the city limits so the city will hear it at their next meeting.
    - Motion by Charles Storm, seconded by Lewis Bainbridge, to recommend approval of the Plat to the County Commissioners. Roll call vote:  
Haines – aye, Stadlman – aye, Thiesse – aye, Storm – aye,  
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
  8. That Terrence & Jennifer Raymond have appealed to the Davison County Planning Commission to recommend granting a variance in lot size of +/- 21.93 acres to create a lot size of +/- 3.07 acres, where the minimum lot size requirement is 25 acres in the Agricultural Residential District.
    - This request is pursuant to Section 407 (4) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. Upon platting, the property will be legally described as Survey Plat of Schmig Tract 1 in the South Half of the South Half of the Southeast Quarter of Section 11, T 103N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota.
    - Deputy Administrator Jenniges gave an explanation of the application, required notifications, and the GIS view. There was a phone call from a neighbor just wondering what was going on, after explanation they had no issues with it.
    - The applicant was present to answer questions. Discussion included their family has moved back to the area from Virginia. They have already built the house and now their bank and insurance are requiring them to own the property they are living on. Will also give them more opportunity to do more with the land they will own themselves. When the time comes they hope to purchase or inherit the parent parcel from which their lot is coming out of.

- After consideration of 1106-B Variance, motion by Steve Thiesse, seconded by Kim Weitala, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:  
Haines – aye, Stadlman – aye, Thiesse – aye, Storm – aye,  
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
9. Considered a Plat of Survey Plat of Schmig Tract 1 in the South Half of the South Half of the Southeast Quarter of Section 11, T 103N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota; at the request of Terrence & Jennifer Raymond.
- Deputy Administrator Jenniges gave an explanation of the plat.
  - The applicant was present to answer questions. This is the plat for the variance discussed with item number 8 on the agenda.
  - Motion by Brenda Bode, seconded by Charles Storm, to recommend approval of the plat to the County Commissioners. Roll call vote:  
Haines – aye, Stadlman – aye, Thiesse – aye, Storm – aye,  
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
10. That David Gukeisen has appealed to the Davison County Planning Commission to recommend granting a variance in lot size of +/- 22 acres to create a lot size of +/- 3 acres, where the minimum lot size requirement is 25 acres in the Agricultural District.
- This request is pursuant to Section 307(4) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The parent parcel is legally described as NE 1/4 of Section 33, T 102N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota.
  - Deputy Administrator Jenniges gave an explanation of the application, required notifications, and the GIS view. There was no response from those notified
  - The applicant was present to answer questions. Discussion included that there is no issue with drainage or flood plain on the acreage selected. Steve Hoffman will continue to farm the ground around the acreage.
  - Commissioners Stadlman and Storm would like to see 25 acres, but David is sticking with the 3 acres and hopes to one day own the rest of the parcel.
  - After consideration of 1106-B Variance, motion by Kim Weitala, seconded by Lewis Bainbridge, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:  
Haines – aye, Stadlman – nay, Thiesse – aye, Storm – nay,  
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
11. Considered a Plat of Tract 1 of Gukeisen's First Addition, an Addition in the NE 1/4 of Section 33, T 102N, R 60 W of the 5<sup>th</sup> P.M., Davison County, South Dakota; at the request of David Gukeisen.
- Deputy Administrator Jenniges gave an explanation of the plat.
  - The applicant was present to answer questions. This is the plat for the variance discussed with item number 10 on the agenda.
  - Motion by Brenda Bode, seconded by Kim Weitala, to recommend approval of the plat to the County Commissioners. Roll call vote:  
Haines – aye, Stadlman – nay, Thiesse – aye, Storm – nay,  
Bainbridge – aye, Bode – aye, Weitala – aye, motion carried.
12. Discussion of the document provided by “Citizens for Responsible Development” at last month’s meeting.

- Holly Hansen read a letter she submitted about needing a 1-mile setback for WES. She also submitted a packet to the board.
  - Lance Koth stated he wasn't going to talk about everything that has been said before but believes having a decommissioning clause is the most important part of a WES. The cost is more than most expect and who is responsible if a company keeps selling and selling and selling. There needs to be a cash bond.
13. That CED Davison County Wind, LLC has appealed to the Davison County Planning Commission to recommend granting a Conditional Use Permit for construction and installation of a wind energy system, commercial (total structure height of 453' in AGL) and associated facilities (turbine 1) in the Ag District.
- This request is in pursuant to Section 304 (42) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as the NE 1/4 Ex Tract A of Greenway Addition of Section 6, T 103N, R 61 W of the 5<sup>th</sup> P.M., Davison County, South Dakota.
  - Deputy Administrator Jenniges explained the application, required notifications, and the GIS view. There were a few calls with just questions about the layout and setbacks required. People were directed to the website for GIS of the area. Our office received emails and letters, which have all been posted onto the website, from the following people in opposition: Darlene Wadleigh, Doug Hansen, Holly Hansen, Harvey Kelley, Jerry Scott, and John O'Connell. We have received letters or emails for the the project from: Doug Greenway, Brad Greenway, Mandi Bietz, and Brent Greenway.
  - Deputy Jenniges gave an overview of the project stating there are 9 turbines that as a whole will be discussed with turbine 1 application. Jenniges went over the site layout provided by CED Davison County Wind, LLC showing that there were not any none participating residences within a half mile. An acoustic and shadow flicker was also provided and shown. Distances to residences within one mile of the closest tower was shown.
  - Administrator Bathke gave an overview of the tax formula provided by South Dakota Department of Revenue and explained the taxes that the schools, county and township receive.
  - Chairman Haines went over some house keeping rules for the rest of the meeting.
  - The applicant was present to answer questions. Discussion included the following.
  - Corey Juhl spoke on behalf of CED Davison County Wind, LLC. Gave a history from when they put the MET tower up and gathered data, applying over 2 years ago with 11 towers and now applying with 9 towers. Expressed that Davison County still does not have any conditions in their zoning ordinance but changed the layout to a further distance than previous application to almost 3,000' from none participating residences. He feels this is exceeding the industry standards.
  - Commissioner Bainbridge asked where John O'Connell runway was located to which was answered 3 miles east and 10 miles north. Juhl added that Mitchell Airport is the closest to the WES and they have filed the plan with the FAA and it has passed.
  - Commissioner Bode asked what has changed since the last application, why is it no longer Juhl Energy? Juhl answer that Juhl Energy was in business for 20 years

and was not looking to sell but ConEdison was looking to move into the midwest and after first declining their offer they finally sold to ConEdison.

- Commissioner Stadlman wanted to know the height from the ground to the tip of the blades at their highest point to which Juhl replied 453'.
- Commissioner Storm wanted to know why the blades had increased from 103 meters to 116 meters. Juhl answer that with the bigger blades they are able to catch more wind and therefore use two less turbines than previously needed.
- Commissioner Haines gave a brief history of the Titan Project as well as other projects around the state and where their electricity is being sold to.
- Commissioner Haines than opened up the floor to public input.
- Steve Wagman spoke in favor of the WES application. He gave more history and timelines or WES in South Dakota. There is only one solar energy farm in South Dakota located in Pierre by the airport.
- Jerry Wadleigh believes he lives the closest to the project and will change the good view in South Dakota. WES won't do South Dakota any good, only making power for other states. Does not want to see WES when he is on his steps, believes the setback of 1,000' is not enough, it should be 3 miles.
- Ken Stach wants to make sure the numbers given to the board are correct and did not agree with the spreadsheet shown that was looked over by the South Dakota Department of Revenue. Said 70% of WES are owned by foreign companies. There was a plane crash near Highmore that killed four people when it struck a turbine tower.
- Jeff Hurt is a new owner in the area, just purchased Jack Anderson's house. He read a letter to the commission and it was submitted after. His brother worked on turbines for 7 years and said he would not want one near him. An article published in 2015 by Forbes Magazine stated 25-40% loss of property value within two years. Minnesota pays none participating residences.
- Frank Luzack lives in Perry Twp and was glad when Sanborn County rejected them. He has friends that live near them and they don't like them. The board approved POET and this will be the same issue with always being able to hear them.
- Mark Benard lives in Mitchell and works for USDA. Believes the PUC track record is not good for grain elevators from what he has seen. CED Davison County Wind, LLC financial statement needs to be looked at. He is not against WES, just not in this location. Questions the roads and what will happen to those or who will pay for them?
- Riley McFadden is attending MTI on the Build Dakota Scholarship. He is originally from Yankton but would love to stay in Mitchell to work here and raise a family some day. He lived in NW Iowa when he was growing up and had turbines about 1 1/2 blocks away and they didn't bother him. He never noticed any dead birds from them and there was plenty of wildlife around the area.
- Aaron Gates is a second year student at MTI majoring in WES and an original Pierre resident. The FBI has released information stating power grids are being hacked and there is more security now but WES are more secure than other power plants.

- Johnny Jones lives in Mt. Vernon and people are using more and more electricity all the time, wind is free. He would like to see Davison County as a leader in WES.
- Don Young lives in Mitchell and believes energy can be produced cheaper than with wind and wind cost more to buy. No one uses windmills anymore to pump water because they are not cost effective to maintain and this is the same thing.
- Ralph Kiner lives about 4 1/2 miles as the crow flies from the proposed location. He is a realtor and believes the whole NW portion of Mitchell will lose valuation in properties. There is light pollution from them. He was curious how they are taxed.
- Mitch Driver is a member of South Dakota Farmers Union and they support WES. With droughts and prices the way they are, farmers need to expand and find more ways to make money and these are a way to do that. He is also part of South Dakota United School Associate and helped write SB131. This bill will phase out how the current taxes are provided to the schools and put the taxes into one pot of revenue for the schools to use. WES will bring jobs to the area. HB 1234-Bond for Decommission-failed because it's already in the contracts that are provided with the land owner.
- Gene Stehly has been part of a group that has done a lot of research over the past three years on WES. Believes that by having to be close to large transmission lines it forces WES into populated areas. 90% of the neighbors within 1 mile of the application are against. It will have a negative affect on property values and quality of health. None participating residences are forced to fight and WES deny them of their property rights. Stated the Planning and Zoning website says to conserve ag land and this is in direct opposition of that.
- Jack Anderson can't support this.
- Glen Lowry of Beulah Twp wants to know how many employees this this bring to the area. There was a lightning strike to a tower up by Aberdeen and they are cleaning up pieces in the field from it still.
- Nate Lehue moved here from Kentucky. He was stationed at a base where there would be helicopters or planes flying by all the time and you just get used to it and don't even realize it's happening anymore. He likes hearing the swoosh sound from the wind and the blades. He understands people don't like them everywhere and he will move his family where ever is needed to work on WES.
- Commissioner Haines closed the portion of public input and thank everyone.
- Commissioner Bode wondered if ConEdison plans to sell this once it's built? Juhl replied that they are no plans to sell, they are a company that develops long term assets. Bode questioned if they had a decommissioning plan to which Juhl responded with they put theirs in the landowners contract, but would be willing to have a 10 year decommissioning fund.
- Commissioner Bainbridge asked what is full production this facility. Juhl answered that in the past getting 30% production was good, they are looking to get 50% production from these.
- Commissioner Wietala asked why the blades are bigger this time? Juhl said technology has changed and they can do more now with having bigger blades and

less turbines. In the future for other projects blades could be even bigger but this will be as big as they get here.

- Commissioner Stadlman wanted to know the life expectancy of the turbines. Juhl answered that the concrete and steel is about 20 years. The generator or turbine is usually replaced between 7-10 years and comes with a warranty of usually 5-10 years. Stadlman wanted to know if CED Davison County Wind LLC took out grants and the PUC would they still be profitable and make it. Juhl said they do their research and run it by their financial experts and it works.
- Commissioner Storm asked what they do after 20 years? Juhl replied that there are three options; refurbish the existing, put up new, or tear down all together. The project by Pipestone, MN has 44 meter blades right now (built in 1998) and they are taking the towers down to put bigger blades on and will require less towers now to produce the same. Administrator Bathke confirmed that if that were the case here in 20 years that it would be a new application since the footprint and size would be different.
- Commissioner Thiesse asked about the timeline of building and how many people it would take during the phases. Juhl responded that they would like to start late fall. The first phase would have 30 to 50 people digging and installing concrete and burying lines. The second phase would be 15-30 people actually setting the towers and the third phase would be 10-15 people fine tuning the WES. The whole process would take between 4 to 7 months.
- Commissioner Haines asked about the possibility of pooling payments much like oil drilling. Juhl responded that they have what's called a "wind buffering agreement" at other projects. There is no set formula for how much neighbors would get. Haines question what they would do with the roads they affect to which Juhl said they will fix them. They will enter a road agreement with whoever is needed. The roads only get a lot of traffic at the beginning of the project or at decommissioning. During the life of the WES it's mostly just routine maintenance trucks.
- Commissioner Bode stated that at first appearance it looked like the reason they selected this area was because of the transmission line and was curious if that was correct and what that line could handle? Juhl responded stating they did pick the area because of the line and also from the data they collected from having the tower up before. The line is a 20-22 MgW line. That would put the line at capacity so they couldn't add more turbines in the future.
- Corey Juhl stated they are following best practices for industry standards done by a 3rd party. They did studies for the area at the worst possible standards and those don't include variables such as landscape and trees in the area. Most ordinances have a 1,000'-1,500' and they are over a half mile from any non-participating residences. The last application they did in Davison County was the first time they had been denied. They are doing a project in Brule and Aurora counties that are the same size as this proposed project.
- After consideration of the 1106 A-Conditional Uses, a motion by Charles Storm, seconded by Lewis Bainbridge, to recommend approval of the Conditional Use Permit to the Board of Adjustment.

Roll call vote:

Haines – nay, Stadlman – nay, Thiesse – aye, Storm –aye,  
Bainbridge – aye, Bode – nay, Weitala – nay, motion carried.

14. That CED Davison County Wind, LLC has appealed to the Davison County Planning Commission to recommend granting a Conditional Use Permit for construction and installation of a wind energy system, commercial (total structure height of 453' in AGL) and associated facilities (turbine 2) in the Ag District.

- This request is in pursuant to Section 304 (42) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as the NE 1/4 Ex Tract A of Greenway Addition of Section 6, T 103N, R 61 W of the 5<sup>th</sup> P.M., Davison County, South Dakota.
- Deputy Administrator Jenniges explained the application, required notifications, and the GIS view. There were a few calls with just questions about the layout and setbacks required. People were directed to the website for GIS of the area. Our off received emails and letters, which have all been posted onto the website, from the following people in opposition: Darlene Wadleigh, Doug Hansen, Holly Hansen, Harvey Kelley, Jerry Scott, and John O'Connell. We have received letters or emails for the the project from: Doug Greenway, Brad Greenway, Mandi Bietz, and Brent Greenway.
- The applicant was present to answer questions. Discussion included same as turbine 1.
- After consideration of the 1106 A-Conditional Uses, a motion by Lewis Bainbridge, seconded by Charles Storm, to recommend approval of the Conditional Use Permit to the Board of Adjustment.

Roll call vote:

Haines – nay, Stadlman – nay, Thiesse – aye, Storm –aye,  
Bainbridge – aye, Bode – nay, Weitala – nay, motion carried.

15. That CED Davison County Wind, LLC has appealed to the Davison County Planning Commission to recommend granting a Conditional Use Permit for construction and installation of a wind energy system, commercial (total structure height of 453' in AGL) and associated facilities (turbine 3) in the Ag District.

- This request is in pursuant to Section 304 (42) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as NE 1/4 of Section 7, T 103N, R 61 W of the 5<sup>th</sup> P.M., Davison County, South Dakota.
- Deputy Administrator Jenniges explained the application, required notifications, and the GIS view. There were a few calls with just questions about the layout and setbacks required. People were directed to the website for GIS of the area. Our off received emails and letters, which have all been posted onto the website, from the following people in opposition: Darlene Wadleigh, Doug Hansen, Holly Hansen, Harvey Kelley, Jerry Scott, and John O'Connell. We have received letters or emails for the the project from: Doug Greenway, Brad Greenway, Mandi Bietz, and Brent Greenway.
- The applicant was present to answer questions. Discussion included same as turbine 1.



- After consideration of the 1106 A-Conditional Uses, a motion by Steve Thiesse, seconded by Lewis Bainbridge, to recommend approval of the Conditional Use Permit to the Board of Adjustment.

Roll call vote:

Haines – nay, Stadlman – nay, Thiesse – aye, Storm –aye,  
Bainbridge – aye, Bode – nay, Weitala – nay, motion carried.

16. That CED Davison County Wind, LLC has appealed to the Davison County Planning Commission to recommend granting a Conditional Use Permit for construction and installation of a wind energy system, commercial (total structure height of 453' in AGL) and associated facilities (turbine 4) in the Ag District.

- This request is in pursuant to Section 304 (42) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as NE of Section 7, T 103N, R 61 W of the 5<sup>th</sup> P.M., Davison County, South Dakota.
- Deputy Administrator Jenniges explained the application, required notifications, and the GIS view. There were a few calls with just questions about the layout and setbacks required. People were directed to the website for GIS of the area. Our off received emails and letters, which have all been posted onto the website, from the following people in opposition: Darlene Wadleigh, Doug Hansen, Holly Hansen, Harvey Kelley, Jerry Scott, and John O'Connell. We have received letters or emails for the the project from: Doug Greenway, Brad Greenway, Mandi Bietz, and Brent Greenway.
- The applicant was present to answer questions. Discussion included same as turbine 1.
- After consideration of the 1106 A-Conditional Uses, a motion by Charles Storm, seconded by Lewis Bainbridge, to recommend approval of the Conditional Use Permit to the Board of Adjustment.

Roll call vote:

Haines – nay, Stadlman – nay, Thiesse – aye, Storm –aye,  
Bainbridge – aye, Bode – nay, Weitala – nay, motion carried.

17. That CED Davison County Wind, LLC has appealed to the Davison County Planning Commission to recommend granting a Conditional Use Permit for construction and installation of a wind energy system, commercial (total structure height of 453' in AGL) and associated facilities (turbine 5) in the Ag District.

- This request is in pursuant to Section 304 (42) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as the NW 1/4 Ex N813' of W806' of Section 8, T 103N, R 61 W of the 5<sup>th</sup> P.M., Davison County, South Dakota.
- Deputy Administrator Jenniges explained the application, required notifications, and the GIS view. There were a few calls with just questions about the layout and setbacks required. People were directed to the website for GIS of the area. Our off received emails and letters, which have all been posted onto the website, from the following people in opposition: Darlene Wadleigh, Doug Hansen, Holly Hansen, Harvey Kelley, Jerry Scott, and John O'Connell. We have received letters or emails for the the project from: Doug Greenway, Brad Greenway, Mandi Bietz, and Brent Greenway.

- The applicant was present to answer questions. Discussion included same as turbine 1.
- After consideration of the 1106 A-Conditional Uses, a motion by Steve Thiesse, seconded by Lewis Bainbridge, to recommend approval of the Conditional Use Permit to the Board of Adjustment.

Roll call vote:

Haines – nay, Stadlman – nay, Thiesse – aye, Storm –aye,  
Bainbridge – aye, Bode – nay, Weitala – nay, motion carried.

18. That CED Davison County Wind, LLC has appealed to the Davison County Planning Commission to recommend granting a Conditional Use Permit for construction and installation of a wind energy system, commercial (total structure height of 453’ in AGL) and associated facilities (turbine 6) in the Ag District.

- This request is in pursuant to Section 304 (42) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as the N 1/2 of the NE 1/4 of Section 8, T 103N, R 61 W of the 5<sup>th</sup> P.M., Davison County, South Dakota.
- Deputy Administrator Jenniges explained the application, required notifications, and the GIS view. There were a few calls with just questions about the layout and setbacks required. People were directed to the website for GIS of the area. Our off received emails and letters, which have all been posted onto the website, from the following people in opposition: Darlene Wadleigh, Doug Hansen, Holly Hansen, Harvey Kelley, Jerry Scott, and John O’Connell. We have received letters or emails for the the project from: Doug Greenway, Brad Greenway, Mandi Bietz, and Brent Greenway.
- The applicant was present to answer questions. Discussion included same as turbine 1.
- After consideration of the 1106 A-Conditional Uses, a motion by Lewis Bainbridge, seconded by Charles Storm, to recommend approval of the Conditional Use Permit to the Board of Adjustment.

Roll call vote:

Haines – nay, Stadlman – nay, Thiesse – aye, Storm –aye,  
Bainbridge – aye, Bode – nay, Weitala – nay, motion carried.

19. That CED Davison County Wind, LLC has appealed to the Davison County Planning Commission to recommend granting a Conditional Use Permit for construction and installation of a wind energy system, commercial (total structure height of 453’ in AGL) and associated facilities (turbine 7) in the Ag District.

- This request is in pursuant to Section 304 (42) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as the N 1/2 of the NE 1/4 of Section 8, T 103N, R 61 W of the 5<sup>th</sup> P.M., Davison County, South Dakota.
- Deputy Administrator Jenniges explained the application, required notifications, and the GIS view. There were a few calls with just questions about the layout and setbacks required. People were directed to the website for GIS of the area. Our off received emails and letters, which have all been posted onto the website, from the following people in opposition: Darlene Wadleigh, Doug Hansen, Holly Hansen, Harvey Kelley, Jerry Scott, and John O’Connell. We have received

letters or emails for the the project from: Doug Greenway, Brad Greenway, Mandi Bietz, and Brent Greenway.

- The applicant was present to answer questions. Discussion included same as turbine 1.
- After consideration of the 1106 A-Conditional Uses, a motion by Steve Thiesse, seconded by Lewis Bainbridge, to recommend approval of the Conditional Use Permit to the Board of Adjustment.

Roll call vote:

Haines – nay, Stadlman – nay, Thiesse – aye, Storm –aye,  
Bainbridge – aye, Bode – nay, Weitala – nay, motion carried.

20. That CED Davison County Wind, LLC has appealed to the Davison County Planning Commission to recommend granting a Conditional Use Permit for construction and installation of a wind energy system, commercial (total structure height of 453' in AGL) and associated facilities (turbine 8) in the Ag District.

- This request is in pursuant to Section 304 (42) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as the NW 1/4 of Section 9, T 103N, R 61 W of the 5<sup>th</sup> P.M., Davison County, South Dakota.
- Deputy Administrator Jenniges explained the application, required notifications, and the GIS view. There were a few calls with just questions about the layout and setbacks required. People were directed to the website for GIS of the area. Our off received emails and letters, which have all been posted onto the website, from the following people in opposition: Darlene Wadleigh, Doug Hansen, Holly Hansen, Harvey Kelley, Jerry Scott, and John O'Connell. We have received letters or emails for the the project from: Doug Greenway, Brad Greenway, Mandi Bietz, and Brent Greenway.
- The applicant was present to answer questions. Discussion included same as turbine 1.
- After consideration of the 1106 A-Conditional Uses, a motion by Charles Storm, seconded by Lewis Bainbridge, to recommend approval of the Conditional Use Permit to the Board of Adjustment.

Roll call vote:

Haines – nay, Stadlman – nay, Thiesse – aye, Storm –aye,  
Bainbridge – aye, Bode – nay, Weitala – nay, motion carried.

21. That CED Davison County Wind, LLC has appealed to the Davison County Planning Commission to recommend granting a Conditional Use Permit for construction and installation of a wind energy system, commercial (total structure height of 453' in AGL) and associated facilities (turbine 9) in the Ag District.

- This request is in pursuant to Section 304 (42) of the Davison County Zoning Ordinance as adopted on 4/1/98 and as subsequently amended. The property is legally described as the SE 1/4 of Section 7, T 103N, R 61 W of the 5<sup>th</sup> P.M., Davison County, South Dakota.
- Deputy Administrator Jenniges explained the application, required notifications, and the GIS view. There were a few calls with just questions about the layout and setbacks required. People were directed to the website for GIS of the area. Our off received emails and letters, which have all been posted onto the website,

from the following people in opposition: Darlene Wadleigh, Doug Hansen, Holly Hansen, Harvey Kelley, Jerry Scott, and John O'Connell. We have received letters or emails for the the project from: Doug Greenway, Brad Greenway, Mandi Bietz, and Brent Greenway.

- The applicant was present to answer questions. Discussion included same as turbine 1.
- After consideration of the 1106 A-Conditional Uses, a motion by Lewis Bainbridge, seconded by Steve Thiesse, to recommend approval of the Conditional Use Permit to the Board of Adjustment.

Roll call vote:

Haines – nay, Stadlman – nay, Thiesse – aye, Storm –aye,  
Bainbridge – aye, Bode – nay, Weitala – nay, motion carried.

22. Additional Comments from the Group.

23. Set date and time or next meeting – May 1, 2018 @ 7:00 P.M.

24. Adjournment @ 9:40 P.M.

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Bruce Haines  
Planning Commission Chairman



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Mark Jenniges  
Deputy Director of Planning & Zoning