



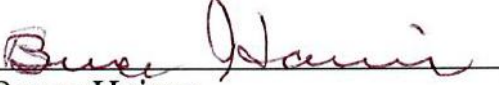
Davison County Planning & Zoning and Emergency Management
200 E. 4th Ave.
Mitchell, SD 57301-2631
Phone (605) 995-8615
Fax (605) 995-8642



PLANNING COMMISSION MINUTES
@ Davison County Fairgrounds Complex
3200 West Havens, Mitchell, SD 57301
February 7, 2017

1. Call to order at 5:30 P.M. by Chairman Haines.
2. Roll Call.
 - Present: Bruce Haines, Gary Stadlman, Steve Thiesse, Charles Storm, Kim Weitala, Brenda Bode, Jeff Bathke, Mark Jenniges, and Deputy States Attorney Jim Taylor.
 - Absent: Lewis Bainbridge
 - Guests: Tom Greenway, Lyle Bode, Steven J. Hohn, Peg Greenway, Brent Greenway, Mollie Greenway, John Jones, and Doug Greenway.
3. Approve the February 7, 2017 Agenda.
 - Motion by Gary Stadlman, seconded by Charles Storm, to approve the agenda. All members voted aye, motion carried.
4. 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.
 - Bathke read all of the proposed changes to the ordinance and gave the crowd the opportunity to ask questions at the end of each section, none were asked.
 - After all recommendations were read the floor was then opened up to the public, below are the comments made.
 - i. Tommy Greenway and John Jones stated they did not feel Section 3:11 and Section 9:09 were needed, as this is restrictive, while other industry does not have restrictions; with the exception of Concentrated Animal Feeding Operations (CAFO). These are the minimum regulations found to be industry standard in the area. The recommendation is to leave these restrictions in the ordinance
 - ii. Doug Greenway would like to thank Planning & Zoning, the Planning Commission, and the County Commission for updating the ordinance. He would like to see more commissioners at the meeting.
 - iii. Doug Greenway would like to encourage the County Commission, who primarily live inside the city limits, to value the recommendations of the Planning Commission, who primarily live in the rural areas.
 - iv. Doug Greenway also feels 45 db is restrictive, while other industry does not have noise restrictions. Due to the constant noise, vs. other industry that may have intermittent noise, the decibel restriction is advised.
 - v. Several chapters include a new regulation to restrict farming in the right of way. Doug Greenway would like to see this enforced.
 - vi. Peg Greenway asked if the Agriculture Use Covenant would be required for just new residences. This is addressed in Section 2:17, which explains an Ag Use Covenant will be required for three reasons; all residential or commercial building permits, plats intended for residential dwellings or commercial use, or requests for rezoning of agricultural land.

5. Additional Comments from the Group.
6. Set date and time for next meeting – March 7, 2017 @ 5:30 P.M., however due to scheduling conflicts the next meeting will be March 8, 2017 @ 5:30 P.M. at the Davison County 4H Grounds.
7. Adjournment.


Bruce Haines
Planning Commission Chairman


Mark Jenniges
Deputy Director of Planning & Zoning