

## PLANNING COMMISSION MINUTES

March 1, 2022

1. Chairman Haines called the meeting to order at 1:15 P.M.
2. Roll Call-quorum is met, simple majority vote required for all items.
  - Present: Bruce Haines, Steve Thiesse, Brenda Bode, Kim Weitala, Dave Anderson, Jeff Bathke, & Karen Wegleitner
  - Absent: Chuck Storm and Lewis Bainbridge.
  - Guests: Bradley Hohn, Marty Rost, Brad Woerner, Marilyn & Lyle Reimnitz, Chuck Storm, Lewis Bainbridge, Dan Boehmer, Jon Jones, Peggy & Brad Greenway, Steve Harr, and other guest who did not sign in.
3. Consider the proposed agenda.
  - Motion by Kim Weitala, seconded by Steve Thiesse, to approve the proposed agenda. All members voted aye, motion carried
4. Declare conflicts of interest. Chuck Storm and Lewis Bainbridge declared a conflict of interest and dismissed themselves from the meeting.
5. Consider the previous minutes.
  - Motion by Steve Thiesse, seconded by Dave Anderson, to approve the January 4, 2022 proposed minutes. All members voted aye, motion carried
6. Public input for items not on the agenda. Hearing none, the meeting continued.
7. Consider a conditional use application for an expansion of an existing concentrated animal feeding operation (CAFO) from 3,080 animal units to 4,798 animal units in the Agricultural District, at the request of Jackrabbit Family Farms, LLC. This request is located in Lot 1 of Jackrabbit Addition in the SE1/4 & SE1/4 ex Lot 1 of Jackrabbit Addition of Section 8, T 101N, R 62 W of the 5<sup>th</sup> P.M., Davison County, South Dakota  
Deputy Administrator Wegleitner gave an explanation of the Conditional Use Application. The applicant was present to answer questions. Marty Rost from Pipestone System and Brad Woerner from Stockwell presented Jackrabbit Family Farm and the proposed expansion. Currently, Jackrabbit has 2 gestation barns, 1 farrowing barn, 1 gilt developer barn, 1 office, 1 compost building, and 1 tractor/storage shed. The proposed expansion will add 1 gestation barn, 1 farrowing barn, and 1 expanded gilt developer barn. The expansion will move them from a totally stall barn to Open Pen Gestation and increasing square footage per animal. The site has 3 wells on site and a supplemental rural water source. Will obtain additional water rights or additional rural water source, if needed, by applying to the state or putting in new well. Marty addressed considerations for order control, pest control and the roads. Currently, a shelterbelt is in place and will replace trees wherever needed after construction is completed. The benefits of the expansion will increase employment, more feed and utilities purchased locally and addition nutrient applications for local farmers.

Discussion included concerns from the board of increased manure, traffic, dust, time to pump, composting, and road maintenance. Currently, averaging 7.5 million gallons of manure annually and will increase to around 10.2 million gallons annually. Will continue to have routine manure/pit treatments and cleaning and sanitation. Traffic will increase with the expansion. Currently, there are about 3-4 loads of feed per week and 2-3 loads of pigs per week. Will increase to 5-6 loads per week for feed and 5 loads per week for pigs. Magnesium Chloride is applied to roads to manage dust. Marty stated it depends on different factors on how long it takes to pump. They prefer the hose dragline method due to less

traffic, safer application and very reliable. With the expansion they will be going from 7 compost bins to 11 bins. Currently, Jackrabbit has a road haul agreement in place and will continue to follow.

Marilyn Reimnitz informed the commission additional sow and gestation barns will require additional nursery and finish barns. The board asked Marty if there were future plans for expanding again. At the moment, there is not, but never say never. Lyle Reimnitz spoke up about the dust and doesn't believe they are doing anything to control it. Marty stated they do apply Magnesium Chloride about once or twice per year. The board would like him to look into the dust control procedures and how often they apply.

Discussion included construction will take place in the summer of 2022 and take about 6-9 months. During construction no additional driveways will be added and will build off of current pathways.

- Motion by Dave Anderson, seconded by Brenda Bode, to recommend approval of the Conditional Use to the Board of Adjustment. Roll call vote:  
Haines – aye, Thiesse – aye, Storm – absent, Bainbridge – absent, Bode – aye, Weitala – aye, Anderson – aye, motion carried.
- 8. Consider a variance application requested by Jackrabbit Family Farms, LLC of +/- 258', creating a side yard setback of +/- 42' from the proposed gestation barn on the west side, +/- 124', creating a side yard setback of +/- 176' from the proposed GDU barn on the west side, & +/- 140', creating a rear yard setback of +/- 160' from the proposed farrowing barn on the north side, where the required setback is 300' in the Agricultural District for a CAFO. This request is located in Lot 1 of Jackrabbit Addition in the SE1/4 & SE1/4 ex Lot 1 of Jackrabbit Addition of Section 8, T 101N, R 62 W of the 5<sup>th</sup> P.M., Davison County, South Dakota.
  - Deputy Administrator Wegleitner gave an explanation of the Variance Application. The applicant was present to answer questions. Marty explained they are asking for the variance to expand within the smallest footprint to preserve ag production land to the west and north. Jackrabbit will be purchasing 175'-180' of additional land to the west needed to properly slope buildings and replant trees that were removed during construction. There is an option to purchase agreement already in place. All other setback requirements addressed in the County Ordinance are met, such as, private & public wells, lake, rivers, or streams classified as a drinking water supply or fisheries, flood hazard area, incorporated municipality, churches, commercially zoned area or residential dwelling. Going with the smaller footprint will cut back on mowing, weed control and other lawn maintenance on both the west and north side.

The board suggested the setbacks changed to the following due to Jackrabbit purchasing 175'-180' of additional land to the west:

8.1: +/- 83', creating a side yard setback of +/- 217' from the proposed gestation barn on the west side, where the required setback is 300' in the Agricultural District for a CAFO.

8.2: Omitted due to the 300' setback requirement will be met.

8.3: Will remain the same.



- Motion by Steve Thiesse, seconded by Dave Anderson, to recommend approval of the Variance to the Board of Adjustment. Roll call vote:  
Haines – aye, Thiesse – aye, Storm – absent, Bainbridge – absent, Bode – aye, Weitala – aye, Anderson – aye, motion carried.

9. Additional Comments from the Group

- Future files were addressed to the board for any concerns they may have.

10. Set date and time for next meeting – April 5, 2022 @ 7:00 P.M.

11. At 2:48 P.M., a motion was made by Brenda Bode, seconded by Bruce Haines, to adjourn the meeting. All members voted aye, motion carried.



Bruce Haines

Planning Commission Chairperson

Karen Wegleitner

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Karen Wegleitner

Deputy Director of Planning & Zoning