

PLANNING COMMISSION MINUTES

June 20, 2022

1. Chairman Haines called the meeting to order at 7:00 P.M.
2. Roll Call-quorum is met, simple majority vote required for all items.
 - Present: Bruce Haines, Steve Thiesse, Brenda Bode, Dave Anderson, & Karen Wegleitner.
 - Absent: Ray Gosmire, Kim Weitala, Lewis Bainbridge, & Jeff Bathke.
 - Guests: None.
3. Consider the proposed agenda.
 - Motion by Brenda Bode, seconded by Steve Thiesse, to approve the proposed agenda. All members voted aye, motion carried .
4. Declare conflicts of interest. None.
5. Consider the previous minutes. Motion by Steve Thiesse, seconded by Dave Anderson, to approve the June 7, 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 to operate a temporary concrete batch plant for the construction of an animal feeding operation expansion in the Agricultural District, at the request of JD Concrete Products, on land owned by Blue Stem Family Farms, LLC. This request is located in Tract B of Greenway Addition in the NE1/4 of Section 6, T 103N, R 61, W of the 5th P.M., Davison County, South Dakota. Deputy Administrator Wegleitner gave an explanation of the Conditional Use Application. The applicant was not present to answer questions. **Discussion:** JD Concrete would like to construct a temporary concrete batch plant along 401 Ave. The exact location has not been determined. The board likes the proposed spot indicated on the building plans provided by JD Concrete due to the location is close to existing pathways. Discussion included how the property and roads will be maintained during and after construction, what is the site plan, what route will the trucks take & when will construction start and end. JD Concrete was not in attendance to answer such questions and I advised the board I would call them after the meeting. The Conditional Use application was recommend for approval with 3 conditions:
 - Road agreement
 - Site plan with traffic patterns
 - Start & end complete dates of construction
 - Motion by Dave Anderson, seconded by Steve Thiesse, to recommend approval of the Conditional Use to the Board of Adjustment. Roll call vote:
Haines – aye, Thiesse – aye, Gosmire – absent, Bainbridge – absent, Bode – aye, Weitala – absent, Anderson – aye, motion carried.
8. Additional Comments from the Group
 - None
9. Set date and time for next meeting – July 5, 2022 @ 7:00 P.M.
10. At 7:30 P.M., a motion was made by Brenda Bode, seconded by Dave Anderson, to adjourn the meeting. All members voted aye, motion carried.

Bruce Haines

Bruce Haines
Planning Commission Chairperson

Karen Wegleitner

Karen Wegleitner
Deputy Director of Planning & Zoning