**Hamlin County Planning Commission**

Date: October 29th, 2018

The Hamlin County Planning Commission met on October 29th, 2018 at the Hamlin County 4-H Building in Hayti, SD. Board Members present were Larry Saathoff, , Scott Popham, Len Kemnitz, and John Pantzke .Also present was Thomas Nealon and Todd Kays from First District in Watertown. A list of others attending the meeting is attached to the minutes and available in the Zoning Office.

Vice Chairman Kemnitz called the Planning Commission meeting to order at 7:08 P.M.

Motion by Pantkze, Second by Popham to approve the October 29th Planning Commission Agenda as amended. Motion passed unanimously.

Motion by Saathoff, Second by Pantzke to approve the September 24th Planning Commission meeting minutes. Motion approved unanimously.

1. **Board Discussion:** Agribusiness Ordinance. At the August 2018 Planning Commission meeting, the Zoning Board instructed Staff to present ordinance proposals to allow for Agribusiness related operations in the Ag District. Currently the only way to build and operate an agribusiness operation is through an extended home occupation which Staff sees as limiting the potential commercial opportunities that are in coordination to industrial agricultural production. At the September Planning Commission meeting, Staff presented a draft proposal for the ordinance amendment. Board members offered suggestions of what they would like to see. Staff’s recommendation was very close to Board’s preferences with a few minor tweaks to be added to next month’s report where Staff will hold a public hearing on the matter.
2. **Board Discussion:** Staff brought up discussion on a plat submitted to the Zoning Office for approval. After review, staff spoke to the landowner and survey on issues with the plat concerning minimum lot widths. This specific plat would not meet the minimum lot width for new properties in the Ag District. Staff told applicant/surveyor they would gather input from Planning Commission members. As it was drawn, it would require a variance for any new construction on site. This was not preferable for the majority of the Board. As such, they recommended a redraw of the plat to conform to Zoning Ordinance requirements.

Motion by Pantzke, Second by Saathoff to adjourn the Planning Commission meeting. Motion passed unanimously.

It is the policy of Hamlin County not to discriminate on the basis of color, national origin, sex, religion, age, or disability in employment or the provision of services.