**Hamlin County Planning Commission**

Date: November 26th, 2018

The Hamlin County Planning Commission met on November 26th, 2018 at the Hamlin County 4-H Building in Hayti, SD. Board Members present were Larry Saathoff, Scott Popham, Len Kemnitz, Richard Wiarda, Robbie Fedt, and Stuart Schubloom. Also present was Thomas Nealon from First District in Watertown. A list of others attending the meeting is attached to the minutes and available in the Hamlin County Zoning Office.

Chairman Wiarda called the Planning Commission meeting to order at 7:00 P.M.

Motion by Saathoff, Second by Popham to approve the November 26th Planning Commission Agenda as amended. Motion passed unanimously.

Motion by Kemnitz, Second by Fedt to approve the October 29th Planning Commission meeting minutes. Motion approved unanimously.

1. **Ordinance Amendment #05-18:** Rezone at the request of Kevin Grunewaldt. Motion by Popham, second by Kemnitz to recommend approval to the County Commission on Ordinance Amendment #05-18. This Ordinance Amendment seeks to rezone portions of Mr. Grunewaldt’s property from AG to LP1 District. Mr. Grunewaldt is seeking to construct and operate a private campground and during the initial review of the application, it was determined by Staff that portions of the proposed property lay outside of the Lake Park 1 zoning district, and by default are zoned Agricultural. A private campground is not a listed conditional use in the Agricultural Zoning district and thus for the proposed use to move forward, those portions laying outside of the LP1 need to be formally rezoned to allow for an application and public hearing to proceed. Nealon reviewed the staff report. Wiarda opened the public hearing. Mr. Grunewaldt spoke to the rezoning and the proposed use. Kenmitz and Wiarda asked questions of the applicant concerning the operation of the campground. No other proponent or opponent testimony was heard. Wiarda closed the public hearing. Wiarda called a roll call vote. Motion to recommend approval of Ordinance Amendment #05-18 to the County Commission passed 6-0.
2. **Ordinance Amendment #06-18:** Agribusiness Ordinance. Motion by Kenmitz, second by Saathoff to recommend approval to the County Commission on Ordinance Amendment #06-18. This Ordinance Amendment seeks to add a section to the Zoning Ordinance concerning the regulation and implementation of agribusiness operations in the Ag District. Nealon read the staff report. Kenmitz brought up language in the amendment about operating an agribusiness operation as an extended home occupation. This is already an allowed use in the Ag district and as such Kenmitz made a motion to strike this language from the Ordinance Amendment. Seconded by Fedt, motion passed unanimously. Wiarda opened the public hearing. No proponent or opponent testimony was heard. Wiarda closed the public hearing. Wiarda called a roll call vote. Motion as amended to recommend approval to the County Commission passed 6-0.

Motion by Kenmitz, Second by Saathoff to adjourn the Hamlin County Planning Commission meeting. Motion passed unanimously.