**Hamlin County Planning Commission**

Date: July 30th, 2019

The Hamlin County Planning Commission met on July 30th, 2019 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 Fedt, Second by Saathoff to approve the July 30th Planning Commission Agenda. Motion passed unanimously.

Motion by Popham, Second by Schubloom to approve the June 24th Planning Commission Minutes. Motion passed unanimously.

1. Plat: Grape Second Addition. Motion by Kemnitz, Seconded by Fedt to recommend approval to the County Commission. Nealon read the staff report. Grape’s are seeking to replat back lot properties on Lake Poinsett for development. They met all lot area requirements for the LP1 District. Kemnitz asked about residential construction, Nealon stated if ownership is not tied to Lake front property that yes a house could be built there. Wiarda called a roll call vote. Motion to recommend approval passed 6-0.
2. Bryant TIF: Casey Crabtree was in attendance from Heartland Power to discuss the TIF Plan in Bryant and the have the Planning Commission ask questions before deciding on their recommendation of approval to the County Commission. Crabtree provided an overview of the project. Motion by Fedt, Second by Schubloom to recommend approval. Questions were raised on total valuation, businesses locating there, and infrastructure matters. Wiarda called a roll call vote. Motion to recommend approval to the County Commission passed 6-0.
3. Board Discussion: CAFO Regulations. Nealon provided an update from the County Commission that they had voted 4-1 to begin process of reviewing existing CAFO regulations and have discussions on potential changes. The process would begin later this fall.
4. Board Discussion: Commercial Storage Garages Ordinance Amendment. Board Member Kemnitz provided a draft ordinance amendment to place some additional regulations concerning the construction of commercial storage garages in the LP1 District. After two previous conditional uses in the previous month, Kemnitz thought some regulations concerning the layout and construction of these buildings was necessary. Questions were asked about the type of siding that may be used, elevation, building plans. The general consensus was that this was a good draft and a few minor changes were needed. The Board then instructed Staff to bring this back next month for a public hearing and consideration of recommended approval to the County Commission for adoption.

With no further business, motion by Fedt, Second by Popham to adjourn the Hamlin County 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.