

Codington County Planning Commission Zoning Ordinance Review Work Session
May 15, 2017

The Codington County Planning Commission met for a Zoning Ordinance Review Work Session on May 15, 2017 at the Codington County Extension Complex. Members of the Planning Commission present were: Bob Fox, Brenda Hanten, Myron Johnson, Rodney Klatt, Mel Ries, Luke Muller (Planner at First District Association of Local Governments/ Codington County Zoning Officer) and Todd Kays, Director of First District.

Others present were Jay Gilbertson, Gloria Genzler, Cliff Genzler, John Wiles, Jamie Andrews, Joe Egan, Brad Salman, Elmer Kruger, John West, Tyler McElhany, Brock Kuhnert, Jenny Kuhnert, Jeff Deville, Charlie Waterman, Myron Johnson, Mel Ries, and Becky Goens.

Chairman Fox brought the Work Session meeting to order.

Kays began by answering a question explaining the definition of an Extended Home Occupation. This category helps to eliminate spot-zoning of commercial districts. When the Extended Home Occupation ends, then the property is still zoned Agriculture.

Septic system inspections, guidelines, and violation protocols were reviewed and discussed.

Kays indicated that when CAFO's are discussed, there will be representation from the state, DENR, South Dakota State University, and other specialists.

Agriculture Easements were explained.

Corner visions (right-of-ways) were also discussed.

The administration section of the ordinance tells the board the procedures on how to do things such as applying for permits. Much of which is dictated by state law.

Nonconforming uses and definitions was also discussed.

Comments and information received will be combined with case law, state law, federal law, etc. and will begin conversations regarding different sections of the ordinance. Newspaper advertisements as well as posting on the county website will be updated with the specific areas that will be addressed at each meeting. This is a busy farm/agriculture time and that will be recognized when scheduling meetings and discussions. A producer survey will be conducted asking about existing CAFO requirements and their future projections.

Motion to adjourn by Ries, second by Hanten. Motion passed unanimously.

Respectfully Submitted,

Becky Goens, Secretary