

**SPINK COUNTY PLANNING AND ZONING  
REDFIELD, SOUTH DAKOTA**

The Spink County Planning and Zoning Board met at 10AM December 4th, 2018, at the Spink County Courthouse. Present were board members Dave Albrecht, Suzanne Smith, Craig Johnson, Jeff Albrecht, and Jamie Wagner-Lutter, Spink County Zoning Administrator. Board member Cindy Schultz was present via teleconference. See the sign-in sheet at the Equalization Office for guests present.

Craig Johnson made a motion to approve the agenda, second by Suzanne Smith. All members voted aye, motion carried. Suzanne Smith made a motion to approve minutes from November 20<sup>th</sup>, 2018, second by Jeff Albrecht. All members voted aye, motion carried.

A variance hearing was held for Joe Mayer, Freeburg OL A in W ½ of NE ¼ less Lot H-1 3-116-62, to move in a shed which is closer to the lot line than the Spink County Ordinance allows. Joe Mayer was there to answer questions from the board. Jeff Albrecht made a motion to approve the variance and Craig Johnson seconded the motion. All members voted aye, motion carried.

At 10:05 AM board member Cindy Schultz joined the meeting via teleconference.

A Temporary Concentrated Animal Feeding Operation Permit hearing was held for Arrow Farm RE, LLC in NW ¼ ex Lot H-1 6-117-60 for 324 head of swine under 55 pounds and 7,404 head of swine over 55 pounds. Nick Fitzgerald, Martin Butler, and Marty Rost from Pipestone and Bradley Woerner from Stockwell Engineers were there to answer questions and provided the following information; the CAFO is for a farrow to finish with a deep pit manure system. The manure would be knifed directly into the soil. They would hire 18 employees locally. The site location was chosen because it was the same location another organization had applied for a CAFO permit on and met the setback distances. They would use approximately 30,000 gallons of water a day and would be required to get a State Water Rights permit for that much usage.

Three letters of opposition and a petition of opposition with 65 names was received by the Planning and Zoning Administrator.

Discussion was held on concerns about the facility's water usage from an artesian well affecting neighbor's well water levels, the odor from manure affecting neighbors, the proposed facility lowering nearby property values, and how the proposed facility would change the community. Counterpoints of discussion were the potential economic development the facility would bring and how the manure byproduct decreases field fertilization costs and increases crop yield.

Craig Johnson made a motion to approve the CAFO with the condition that a tree buffer strip be planted, seconded by Cindy Schultz. Discussion was held by the Board on how it was a good project and on what basis did the board have to deny the application; that the board was a representative government and that they had to take into consideration the community's opinions and the issue of odor affecting the neighbors with lung issues; thanking everyone who came to the meeting and spoke; and that there were good economic benefits and those had to be weighed against the public will. A roll call vote was requested. Craig Johnson voted aye, Jeff Albrecht

voted nay, Cindy Schultz voted aye, Suzanne Smith voted nay, Dave Albrecht voted nay. As a supermajority vote was required, the motion failed.

Cindy Schultz excused herself from the meeting and left the conference call at 11:20 AM.

The first reading of the updates to Title 17 of the Spink County Zoning Ordinance was held. There was a short review on the list of updates, including removing repealed state laws, removing outdated or redundant sections, adding a Wind Energy Conversion System section, and other general updates. Suzanne Smith made a motion to approve the changes and recommend them to the County Commissioners, seconded by Jeff Albrecht. All present members voted aye, motion carried.

Motion to adjourn as Planning and Zoning Board and convene as Spink County Commissioners at 11:30 AM was made by Jeff Albrecht and seconded by Suzanne Smith. All members voted aye and motion carried.

ATTEST:

Jamie Wagner-Lutter  
Spink County Planning and Zoning Administrator  
Spink County, South Dakota  
Published at an approximate cost of .....