

## **HAMLIN COUNTY PLANNING COMMISSION**

Date: January 30, 2018

The Hamlin County Planning Commission met on January 30, 2018 at the Hamlin County 4-H Building at 310 Pheasant Ave. Hayti, SD. Board Members present were Larry Saathoff, Robbie Fedt, Scott Popham, Kenneth Struckman, John Pantzke. Richard Wiarda and Lenord Kemnitz were on by teleconference. Also present were Todd Kays, Luke Muller, and Thomas Nealon from First District in Watertown. A list of others attending the meeting is attached to the minutes and available in the Zoning Office.

Acting Chairman Kenneth Struckman called the Planning Commission meeting to order at 3:05pm

Todd Kays, parliamentarian and zoning advisor provided an overview of public hearing protocol.

Motion by Pantzke, Second by Fedt to approve Agenda. Motion approved unanimously.

Popham nominated Wiarda for Chairman, Second by Fedt. Motion by Fedt, Second by Struckman. Motion approved unanimously.

Wiarda nominated Kenmitz for Vice Chairman, Second by Fedt. Motion by Fedt, Second by Saathoff. Motion approved unanimously.

### **PLANNING COMISSION**

1. **Tax Increment Financing District in the City of Lake Norden** – Motion by Pantzke to recommend, Second by Saathoff. Motion unanimously approved. Toby Morris of Dougherty & Company provided an overview of the TIF and fielded questions from the public and the Board. Jason Aho, Mayor of Lake Norden, offered city's perspective and support for the TIF. Robert Feldhus brought up questions concerning tax revenue and financing of the TIF. Motion to recommend approval of the TIF to the Hamlin County Commissioners by Saathoff, Second by Fedt. Motion unanimously approved.
2. **Rezone: Tim Bjorklund** – Motion to approve the Rezone by Saathoff, Second by Fedt. Nealon reviewed the staff report (attached) Mr. Bjorklund is requesting to rezone a portion of his property from AG to LP1. Mr. Bjorklund told the board he was rezoning to open the area for commercial development in the future. Motion to recommend approval unanimously approved.
3. **Plat: Block 1 of Bjorklund Addition: Tim Bjorklund** – Legal description: East ½ of the southeast ¼ of Section 36, T113N, R53W of the 5<sup>th</sup> P.M., Hamlin County, South Dakota. Nealon reviewed the staff report (attached) After public comments by Bjorklund and discussion by Board a motion to recommend approval by Popham, Second by Fedt. Motion approved unanimously.
4. **Open: Clarification on transfer of development rights and minimum lot requirements for residential development in the Ag zone** – Kays summarized the topic concerning construction of multiple houses on one ¼ . Our office has received multiple inquires from citizens curious about pursuing denser development in the Ag district. The Board was clear in stating they do not want to see more than the allowed dwellings on a 40 acre piece of property. Saathoff was

willing to have a discussion with the County Commissioners concerning this matter in the context the house would be a part of an agricultural operation. Discussion was also focused upon the expiration date of variances and the procedure to extend or reapply. The Board stated if it expires, the applicant must go through the process again. A graduated system for multiple variances was also discussed. With the new permit fees, multiple variances can be very expensive. Kays asked the board if they agree with this, many on did so, but this discussion would have to be had with the County Commissioners.

Being no additional business Fedt made a motion to Adjourn, Second by Pantzke, all members voting aye, motion carried.

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.

DRAFT