**Hamlin County Planning Commission**

Date: June 26, 2018

The Hamlin County Planning Commission met on June 26th, 2018 at the Hamlin County 4-H Building in Hayti, SD. Board Members present were Larry Saathoff, Robbie Fedt, Scott Popham, Len Kemnitz, Richard Wiarda, 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 Zoning Office.

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

Motion by Fedt, Second by Saathoff to approve the June 26th Planning Commission Agenda. Motion passed unanimously.

Motion by Popham, Second by Kemnitz to approve May 21st Planning Commission meeting minutes. Motion approved unanimously.

1. **Ordinance Amendment #04-18:** Rezone (Northbay) Motion by Fedt, Second by Popham to recommend approval to the County Commission on Ordinance Amendment #04-18. Ordinance Amendment #04-18 seeks to formally rezone portions of Northbay Residential Development that were not rezoned during the initial development of the area. Staff is requesting these properties be rezoned from Agricultural to Lake Park 1. This process will allow the Zoning Officer to issue building permits, conditional uses, etc. on these lots. Nealon reviewed the staff report and acknowledged the error made of including Mr. Jon Hall’s property within the reference map and noticed to be rezoned. Wiarda open the public hearing portion. No proponent or opponent testimony was heard. Motion by Popham, Second by Fedt to omit Mr. Hall’s property from the motion. Motion passed unanimously. Wiarda calls for a roll call vote. Motion as amended passed unanimously with a recommended approval to the Board of County Commissioners.
2. **Ordinance Amendment #03-18:** Accessory Agricultural Housing. Motion by Schubloom, Second by Popham to recommend approval to the County Commission on Ordinance Amendment #03-18. Ordinance Amendment #03-18 is a reevaluation of the Accessory Agricultural Housing Policy in the Zoning Ordinance. After the past 3 months of discussion with the Board on the policy as well as input from local producers, Staff has submitted their final proposal to be reviewed by the Planning Commission to receive their final input before the County Commission acts upon the Ordinance Amendment. Nealon reviewed the staff report. Wiarda opened the public hearing. Proponent testimony was heard from Rodney Elliot of Drumgoon Dairy and correspondence was read from Ben Stout of Riverview. No opponent testimony was heard. Wiarda calls for a roll call vote. Motion to recommend approval to the County Commission passed unanimously.
3. **Plat:** Lot 5 Sunset Park Estates Addition – Ken Hanson. Legal: Lot 5 Block 1 and Lot 5 Block 2 Sunset Park Estates Addition in Govt Lot 2 Section 26-113-52. Nealon read the staff report. Nealon discussed the planning process surrounding Mr. Hanson’s property on the East side of Lake Poinsett. Mr. Hanson has platted front and back lots as they are sold with each individual plat coming before the Planning Commission. Staff noted that having a master plan for how lots will develop in the Sunset Park Estates area can move help the platting process and not require Mr. Hanson to come before the Planning Commission each time he seeks to plat a lot. If Mr. Hanson can establish a master plan for the area and bring this to the Zoning Officer and if the lot(s) match the master plan, they can approve the plat administratively and reduce the processing time. Kenmitz agreed this is the best course of action to reduce the agenda for the Planning Commission. No proponent or opponent testimony was heard. Wiarda called a roll call vote. The Board recommended approval to the County Commission 5-1.
4. **Plat:** Runia Lots 7A & 8A – (NAME) Legal: Lot 7A Grape First Addition in Gov’t Lots 4 & 5 of Section 16, Township 113N, Range 52W of the 5th P.M., in Hamlin County, South Dakota **AND** Lot 8A Grape First Addition in Gov’t Lots 4 & 5 of Section 16, Township 113N, Range 52W of the 5th P.M., in Hamlin County, South Dakota. Nealon Reviewed the Staff Report. Wiarda made a motion to approve both lots in a single motion. Motion seconded by Popham. Motion passed unanimously. No proponent or opponent testimony was heard. Wiarda called a roll call vote. The Board recommended approval to the County Commission 6-0.
5. **Plat:** Lot 6C Lynmar Subdivision – Robert Kneip/Thomas Salonen. Legal: Lot 6C in Lot 8 in Block 2 Lynmar Subdivision in Gov’t Lots 1 and 2 in Section 31, Township 113N, Range 52W of the 5th P.M., Hamlin County, South Dakota. Nealon reviewed the staff report. The purpose of this plat was to establish a legal description for transfer of ownership from Kneip to Salonen. Normally a property of this size would not be approved for a plat, as it has not development rights for primary or accessory structures, yet as the purpose of this plat is for transfer of ownership the Board can make a recommendation. Staff has recommended a condition that subsequent to the approval of this plat, no building permits will be issued until Mr. Salonen’s lot have been re-platted into a single lot which can be approved administratively by the Zoning Officer. No proponent or opponent testimony was heard. Wiarda called a roll call vote. The Board recommended approval with condition(s) to the County Commission 6-0.
6. **Plat:** Lot 7 Railroad Addition – Otter Tail Power Company. Legal: Lot 7 of Railroad Addition A Part of Lot 5 of the Plat of Lots 5 and 6 of Railroad Addition, in the South Half of Section 33, Township 114 N, Range 51W, of the 5th P.M., Dempster, Hamlin County, South Dakota. Nealon reviewed the Staff Report. At the April 2018 Planning Commission meeting, a previous version of the plat was heard before the Board and denied recommendation to the County Commission as the proposed use was not a listed permitted or conditional use and access issues. Since then, Otter Tail has submitted a plat with the necessary access easements and Ordinance Amendment #02-18 which amended the Town District section to allow for the proposed use was approved by the County Commission in June and would come into effect on July 9th, 2018. With these issues solved, Staff recommended approval to the Planning Commission. No proponent or opponent testimony was heard. Wiarda called a roll call vote. The Board recommended approval to the County Commission 6-0.

Motion by Kenmitz, Second by Fedt to adjourn the 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.