**Hamlin County Board of Adjustment**

Date: July 31st, 2018

The Hamlin County Planning Commission met on July 31st, 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, John Pantzke 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 7:02 P.M.

Nealon proposed to amend the agenda and add a public hearing on the formation of TIF boundaries in the City of Bryant by Toby Morris.

Motion by Fedt, Second by Popham to approve the July 31st Planning Commmission Agenda as amended. Motion passed unanimously.

Motion by Popham, Second by Kenmitz to approve June 26th Planning Commission meeting minutes. Motion approved unanimously.

1. **Plat:** Lots 109-111, 132, 133, and 137-142, North Bay Twelfth Addition in the West ½ of Section 36, Township 113N, Range 53W of the 5th P.M., Hamlin County, South Dakota. (Norden Township). Owners: Larry and Mike Steffensen. Motion by Pantzke, Second by Saathoff to recommend approval to the County Commission. Nealon reviewed the staff report. The proposed plat and lots included meets all necessary requirements of the Zoning Ordinance for properities in the Lake Park district. This is the first plat approval in the North Bay addition since the rezoning of the subdivision last month. The lots do conform to the unofficial master plan of North Bay done by Sayre Associates. No proponent or opponent testimony was heard. Wiarda called a roll call vote. The Board recommended approval to the County Commission 7-0.
2. **Public Hearing –** Bryant TIF Boundary Formation. Legal Description: The south 890’ of the North 1489’ of the East 560’ of the Northwest Quarter of Section 20, Township 113 North, Range 55 West of the 5th P.M., Hamlin County, South Dakota. Tract contains 11.4+- Acres. Motion by Saathoff, Second by Fedt to recommend approval of the Bryant TIF Boundaries to the County Commission. Toby Morris of Dougherty & Company LLC presented the information on the formation of the Bryant TIF. The TIF is being brought forward by the City of Bryant to help with the development of an industrial park within city limits. Morris noted this hearing is to establish the boundaries, not a full approval, and that there are further steps in the future that will need to be accomplished and that will bring along more information concerning the TIF. He will be back in a couple months to help with the next steps. Wiarda opened the public hearing. Wayne Noem spoke in favor of the TIF. No other proponent or opponent testimony was heard. Wiarda closed the public hearing. Pantzke asked what the purpose of the TIF is and Morris answered it was there to help offset costs associated with installation of infrastructure such as storm sewer, water lines, etc. A majority of the land is going to one developer (6 acres) with the rest (5 acres) being split between three owners. Wiarda called a roll call vote. Motion to recommend approval of the boundaries for the Bryant TIF to the County Commission passed unamimously 7-0.

Motion by Kenmitz, Second by Schubloom 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.