**HAMLIN COUNTY PLANNING COMMISSION**

Date: March 26, 2018

The Hamlin County Board of Adjustment met on March 26, 2018 at the Hamlin County 4-H Building at 310 Pheasant Ave. Hayti, SD. Board Members present were Larry Saathoff, Robbie Fedt, Scott Popham, John Pantzke, Richard Wiarda, Stuart Schubloom, and Jay Baldwin. Also present were Todd Kays 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.

Chairman Richard Wiarda called the Planning Commission Meeting to order at 1:05 p.m.

Thomas Nealon, Zoning Officer, provided an overview of the public hearing protocol and agenda.

Motion by Popham, Second by Saathoff to approve Agenda. Motion approved unanimously.

Motion by Popham, Second by Fedt to approve February 26, 2018 Planning Commission meeting minutes. Motion approved unanimously.

1. Plat: Arnold Fourth Addition: Rock Arnold. Legal description: Arnold Fourth Addition in SW ¼ of Section 30, Township 115N, Range 54W in the 5th P.M., Hamlin County, South Dakota (Brantford Township). Nealon reviewed the staff report (attached). No proponent or opponent testimony was heard. Motion by Fedt, Second by Pantzke to recommend approval to the County Commission. Motion approved unanimously.
2. Plat: Ken Hanson. Legal Description: Lot 18 Block 1 and Lot 18 Block 2 Sunset Park Estates Addition in Govt Lot 2 Section 26, Township 113N, Range 52W in the 5th P.M., Hamlin County, South Dakota (Estelline Township). Nealon reviewed the staff report. No proponent or opponent testimony was heard. Motion by Saathoff, Secdon by Pantzke to recommend approval to the County Commission. Motion approved unanimously.
3. Board Discussion: Lake Park District Backlots. Todd Kays gave a background on the current situation pertaining to the ordinance and how staff should interpret the rule going forward. The Board gave staff recommendations to limit housing on backlots where the lake front and back lot are under the same ownership. For a backlot to become a site for development, they would need to be replatted under the new ownership.
4. Board Discussion: “Shop Houses” Todd Kays gave a background on current regulations of accessory buildings being used as principle structures on a lot. The discussion was spurred by an area contractor asking how the Planning Commission viewed the issue and what he could tell potential clients. Input was heard from Casey Witt, Leif Erickson, Ken Hanson from the public. The Board instructed staff to gather input from the County Commission on the issue and report back with their recommendations and possible ordinance amendment language.
5. Ordinance Amendment: #01-18. Two topics will be included in the ordinance amendment. 1. Addition of Churches and Cemeteries in the Lake Park District. 2. Accessory Agricultural Housing. Motion by Fedt, Second by Saathoff to open the public hearing. Nealon reviewed the addition of Churches and Cemeteries in the Lake Park District. No proponent or opponent testimony was heard. Todd Kays reviewed the Accessory Agricultural Housing ordinance and staff’s recommendation on changes to the policy. Testimony was heard from Ben Stout, Brady Janssen, and Tom Walsh from Riverview Dairy, and Rodney Elliott from Drumgoon Dairy. Board members and citizens were concerned about tying the transfer of development rights to accessory ag housing with concern to financial costs and availability of development rights. Board members as a whole felt the proposal was a step in the right direction, yet needed to address CAFO’s and their needs better while serving the County’s interests. The Board instructed Staff to come back next month with a new proposal with recommendations heard. Motion to recommend approval of the addition of Churches and Cemeteries in the Lake Park District to the County Commission passed unanimously. Motion by Saathoff, Second by Schubloom to close the public hearing on Ordinance Amendment #01-18.

With no further agenda items on the Planning Commission, Motion by Pantzke, Second by Popham to adjourn. 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.