**Hamlin County Board of Adjustment**

Date: November 26th, 2018

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

Chairman Wiarda called the Board of Adjustment meeting to order at 7:45 P.M.

Kenmitz made a motion to add an open discussion item on campground regulations, seconded by Fedt. Motion by Popham, Second by Fedt to approve the November 26th Board of Adjustment Agenda as amended. Motion passed unanimously.

Motion by Fedt, Second by Popham to approve the October 29th Board of Adjustment meeting minutes. Motion approved unanimously.

1. Variance: Thomas and Megan Kreutner. Legal Description: S ½ of Lot 5 Saaranen’s Beach in Govt Lot 1 in NE ¼ of Section 16, Township 113N, Range 52W of the 5th P.M., Hamlin County, South Dakota (Norden Township). Motion by Fedt, Second by Schubloom to approve the variance request for a reduced front yard setback. Nealon reviewed the staff report. The Kreutner’s are seeking to construct a new garage and remodel the existing home on the above described property. With a small and narrow lot, they provided staff with a plan to accommodate the existing house footprint and meeting the ordinance requirements. A variance is required to construct the garage as proposed. The setback required in the LP1 district is 30’ and the applicant’s are seeking to place the outside garage wall facing the road at 12’. Thomas Kreutner spoke to the request and explained the reasoning for the variance request. Wiarda opened the public hearing, no other proponent or opponent testimony was heard. Wiarda closed the public hearing. No further questions were asked by Board Members. Nealon read the Findings of Fact. Wiarda called a roll call vote. Motion to approve the variance request for a reduced front yard setback passed 6-0.
2. Conditional Use: Riverview LLP. Legal Description: SE ¼ in Section 15, Township 113N, Range 55W of the 5th P.M., Hamlin County, South Dakota (Garfield Township). Motion by Kenmitz, second by Schubloom to approve the conditional use permit for accessory agricultural housing on the Garfield Dairy site. Nealon reviewed the staff report. After months of working with local producers and the Zoning Board, an ordinance amendment regulating accessory agricultural housing was added to the Zoning Ordinance which allowed for conditional use permits to be heard on the request. Riverview Dairy seeks to construct two multi-unit dwellings on site to house dairy employees. The proposed dwellings meet all the requirements of the ordinance section concerning accessory agricultural housing. Representatives from Riverview, Ben Stout and Tom Walsh, spoke to the submitted plans, offering reference pictures for what similar housing looks at other Riverview operations. Wiarda opened the public hearing. No other proponent or opponent testimony was heard. Wiarda closed the public hearing. Ben Stout then gave a short update on the timeline for construction of the Garfield Dairy. No further questions were asked by Board Members. Nealon read the Findings of Fact. Wiarda called a roll call vote. Motion to approve the conditional use permit for accessory agricultural housing passed 6-0.
3. Open Discussion: Kenmitz brought up a requirement he would like to see all future campground applications address. Specifically dealing with fencing and screening alongside a state highway, voicing concern over campgrounds being built near Lake Poinsett alongside US HWY 81. This received positive consideration from other Board Members. Staff stated this could be an added condition when a public hearing is held for a proposed campground.

Motion to adjourn the Board of Adjustment by Schubloom, second by Kemnitz. Motion approved 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.