**Hamlin County Planning Commission**

Date: March 25th, 2019

The Hamlin County Planning Commission met on March 25th, 2019 at the Hamlin County 4-H Building in Hayti, SD. Board Members present were Larry Saathoff, Scott Popham, Len Kemnitz, Richard Wiarda, Robbie Fedt, 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 Hamlin County Zoning Office.

Chairman Wiarda called the Board of Adjustment meeting to order at 1:05 P.M.

Motion by Fedt, Second by Saathoff to approve the March 25th Planning Commission Agenda. Motion passed unanimously.

1. **Plat Review:** Lots 1-11, 112-117, & 120 of Harvest Moon Bay Addition in Govt Lot 9 in the SE ¼ of Section 26, Township 113N, Range 53W and in Govt Lot 1 in the SW ¼ of Section 25, Township 113N, Range 53W (Norden Township). **Owner:** Jon Hall. Nealon reviewed the staff report. This plat review is a preliminary plat submitted by Jon Hall and Reed Hauck for review by the Planning Commission on the layout of planned lots in the North Bay residential development area. Board members asked questions concerning drainage, road improvements and septic tanks. Jon Hall spoke to the proposed lots and answered questions of the Board members. Motion to recommend approval to the County Commission by Popham, Second by Kenmitz. Wiarda called a roll call vote. Motion passed unanimously.
2. **Plat Review:** Sunset Parks Estates Addition in Section 26, Township 113N, Range 52W of the 5th P.M., Hamlin County, South Dakota (Estelline Township). **Owner:** Ken Hansen. Nealon reviewed the staff report. This plat review is a preliminary plat submitted by Ken Hansen for the Sunset Parks Estates development on the East side of Lake Poinsett. Ken Hansen was not in attendance to talk about the project. Staff noted that a few of the non-lake front properties fall outside of the Lake Park Zoning District and thus fall under the Agricultural Zoning District which does not have the same density standards. With this in mind, the Board recommended that these properties be petitioned for rezoning and heard before the board before final approval can be given to the preliminary plat layout.
3. **Plat:** Lots 1, 2, and 4 of Riverview Addition in the SE ¼ of Section 15, Township 113N, Range 55W of the 5th P.M., Hamlin County, South Dakota (Garfield Township). Owner: Riverview LLC/Jon Anderson. Motion by Pantzke, Second by Schubloom to recommend approval to the County Commission. Nealon reviewed the staff report. This plat is being submitted to divide the property that was approved for a Class A CAFO run by Riverview and the remaining house and grain bin sites of the Anderson’s. This plat is consistent with the plans submitted by Riverview in their initial conditional use application for the dairy. Board members asked questions concerning access and drainage of the site. No further questions were asked. Wiarda called a roll call vote. Motion to recommend approval passed unanimously.
4. **Rezone:** Block 1, Spilde Second Addition in the E ½ of SE ¼ of Section 36, Township 113N, Range 53W of the 5th P.M., Hamlin County, South Dakota. (Norden Township). Motion by Kenmitz, Second by Pantzke to recommend approval to the County Commission. Nealon reviewed the staff report.Mr. Spilde is seeking to expand a portion of his campground to include additional camping pads and through this he needs to rezone this property from Ag to LP1. Board Members asked questions on future expansion questions. Staff was unaware of any detailed plans at the time and Mr. Spilde was not in attendance at the meeting. Staff would find out the proper procedure to allow expansion of the campground under the conditional use permit that was issued to Mr. Spilde last January. With no further questions, Wiarda called a roll call vote. Motion to recommend approval of the rezoning request to the County Commission passed unanimously.

Motion by Fedt, Second by Saathoff to adjourn the Hamlin County 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.