**Hamlin County Board of Adjustment**

Date: January 8th, 2019

The Hamlin County Board of Adjustment met on January 8th, 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, and John Pantzke. 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 1:15 P.M.

Motion by Fedt, Second by Pantzke to approve the January 8th Board of Adjustment Agenda. Motion passed unanimously.

Motion by Kenmitz, Second by Fedt to approve the November 26th Board of Adjustment meeting minutes. Motion approved unanimously.

1. **Conditional Use:** Kevin Grunewaldt. Legal Description: Portion of Hudy Addition in SE ¼ of Section 36, Township 113N, Range 53W of the 5th P.M., Hamlin County, South Dakota (Norden Township). **AND** Government Lot 7 EXCEPT Lots 1, 2, 3 and Block 1, Peterson Addition in Section 36, Township 113N, Range 53W of the 5th P.M., Hamlin County, South Dakota (Norden Township). **AND** Portion of S ½ & SE ¼ and NE ¼ & SE ¼ EXCEPT Lot 1 Dollar General, Block 1 Spilde Addition, and Block 1 Bjorklund Addition of the 5th P.M., Hamlin County, South Dakota (Norden Township). Motion by Pantzke, Second by Popham to approve the conditional use to construct a private campground. Nealon reviewed the staff report. The applicant, Mr. Grunewaldt, seeks to construct a private campground on land in-between Lake Albert and Lake Poinsett. Mr. Grunewaldt is proposing a campground with 199 camping pad, 5 tent pads, and 16 cabins in total. Nealon reviewed the applicant’s submitted materials and was satisfied he had met the requirements put forward by Staff with some recommended conditions to be determined by the Board. Mr. Grunewaldt spoke before the board. Topics covered were: fencing and emergency access/exits, lighting, construction timeline, grading and drainage plans, maintenance storage, bathroom proposal, sewer implementation and coordination with Lake Poinsett Sanitary Sewer District and SD DENR, proposed storm shelters, and road improvements. Wiarda opened the public hearing. Proponent testimony was heard from John Hurley. No opponent testimony was heard. Wiarda closed the public hearing. The Board recommended conditions on roads, lighting, sanitary sewer, fencing, storm shelters, and project update to be agreed to in a Letter of Assurance signed by the applicant. Nealon read the findings of fact. Wiarda called a roll call vote. Motion to approve the conditional use to construct a private campground with conditions passed 6-0.
2. **Variance:** Daniel Drew/John Hurley. Legal Description: Lake Poinsett Estates Block 1 in Section 36, Township 113N, Range 53W of the 5th P.M., Hamlin County, South Dakota (Norden Township). Motion by Fedt, Second by Pantzke to approve the variance request to the maximum age requirement on a Type B Manufactured Home. Nealon reviewed the staff report. The applicant, Mr. Drew, seeks to place a Type B manufactured home on property owned by John Hurley. With the proposed home meeting the definition of a Type B manufactured home and not meeting the required provisions, Mr. Drew was to meet the requirements of Section 5.10.01.7 which would allow the Board of Adjustment to grant the variance. Mr. Drew provided all necessary documentation to meet these requirements. Mr. Drew spoke to his variance request. Wiarda opened the public hearing. No proponent or opponent testimony was heard. Wiarda closed the public hearing. Nealon read the findings of fact. Wiarda called for a roll call vote. Motion to approve the variance request to the maximum age requirement passed 6-0.
3. **Conditional Use:** Jonathon Wollman/Claremont Hutterian Brethren Inc. Legal Description: E ½ of Section 4, Township 114N, Range 51W of the 5th P.M., Hamlin County, South Dakota (Dempster Township). Motion by Popham, Second by Fedt to approve the conditional use to list Claremont Colony as a Religious Farming Community. Nealon reviewed the staff report. After a fire on the colony’s site, Mr. Wollman approached staff to obtain a building permit to reconstruct the burned down barn. After review, the Colony had no obtained a conditional use permit to operate as a Religious Farming Community. This conditional use application will allow the Zoning Officer to issue building permits in accordance with the Zoning Ordinance. Wiarda opened the public hearing. No proponent testimony was heard. Opponent testimony was heard from Kelly Sieh. No further opponent testimony was heard. Wiarda closed the public hearing. Nealon read the findings of fact. Wiarda called a roll call vote. Motion to approve the conditional use to list Claremont Colony as a Religious Farming Community passed 6-0.
4. **Staff Report:** Nealon gave an overview of building permits issued in the last month and permitted special use updates. Nealon also gave an update on the End of Year report presented to the County Commission last month detailed the work done by the Zoning Office in 2018. Nealon also had a discussion with the Board on potential ordinance amendment changes to CAFO regulations concerning the application submitted by Riverview Dairy for a proposed dairy near the town district of Thomas.

Motion to adjourn the Board of Adjustment by Pantzke, 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.