**Hamlin County Planning Commission**

Date: April 29th, 2019

The Hamlin County Planning Commission met on April 29th, 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 Planning Commission meeting to order at 7:00 P.M.

Motion by Pantzke, Second by Fedt to approve the April 29th Planning Commission Agenda. Motion passed unanimously.

Motion by Kenmitz, Second by Popham to approve the March 25th Planning Commission Minutes. Motion passed unanimously.

1. **Plat:** Lots 26B, 27B and 28B Saaranen’s Beach in the NE ¼ of Section 16, Township 113N, Range 52W of the 5th P.M., Hamlin County, South Dakota (Norden Township). Owner: Sherri Kemink. Motion by Pantzke, Second by Saathoff to recommend approval to the County Commission. Nealon reviewed the staff report. This plat is to redraw the property lines of Kemink’s property along Lake Poinsett. Converting 4 lots into 3 lots for more buildable area per lot for future development as they are empty lots currently. Board members asked questions on location of ROW, as it does narrow the further west you go along these properties. No further questions were asked. Wiarda called a roll call vote. Motion to recommend approval passed unanimously.
2. **Plat:** Koenig Addition in the N ½ of the SE ¼ of Section 26, Township 115N, Range 55W of the 5th P.M., Hamlin County, South Dakota (Brantford Township). Owner: Roger Smith. Motion by Fedt, Second by Popham to recommend approval to the County Commission. Nealon reviewed the staff report. Plat is here to separate residence from farm operations. New lot meets all area, density and access requirements for a buildable lot in the Ag District. No questions were asked by Board Members Wiarda called a roll call vote. Motion to recommend approval to the County Commission passed unanimously.
3. **Plat:** Lot 1 of Smith Addition in the N ½ of the SE ¼ of Section 24, Township 113N, Range 54W of the 5th P.M., Hamlin County, South Dakota (Cleveland Township) Owner:Michael Smith. Motion by Kenmitz, Second by Schubloom to recommend approval to the County Commission. Nealon reviewed the staff report. This plat is to separate out residence from surrounding farmland. New lot meets all area, density and access requirements for a buildable lot in the Ag District. No questions were asked by Board Members. Wiarda called a roll call vote. Motion to recommend approval to the County commission passed unanimously.
4. **Board Discussion: Alsville Crossing Gas Station.** Staff was notified by adjoining property owners to the Alsville Gas Station that they had failed to implement conditions placed upon them during their conditional use hearing for the gas station. Specifically, the adjoining property owners noted the failure to install a fence on the eastern and southern edges of the property and the dumping of materials and drainage issues onto their property. The Board instructed staff to invite the Gas Station owners to speak to the Board on this matter. Jeff Halme of H&W Properties and the adjoining property owners spoke to the Board concerning the matters at hand. Halme spoke to the issue of the fence, stating a lack of preparation and weather delaying its installation. He also provided staff with an updated drainage plan differing from the one submitted with their original design plans. The difference coming from the failure to obtain a highway access permit for a new entrance and exit on Highway 81 and the need to adapt plans accordingly. Halme described the updated plans which included an underground detention pond designed to catch the runoff coming from the gas station, yet not providing sufficient control for materials that may enter the ditch leading to the ditch in the right-of-way on Highway 81. Jordan, Deb, and Ken Kontz voiced concerns of the fence that was installed, not being what was agreed to by Mr. Halme and discussed at the original hearing. They also provided materials to show the dumping of snow and dirt onto their property as well as contaminated soil caused from the runoff of gas from the station. Halme offered explanations for these issues. Board Members asked questions on drainage, plan implementation, fencing and proper procedure for addresses contaminated soil. Board ultimately decided they needed to hear from the Engineer who designed the drainage plan to get a better perspective and they would continue this discussion at the next month’s meeting.

Motion by Fedt, Second by Popham 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.