**Hamlin County Board of Adjustment**

Date: August 26th, 2019

The Hamlin County Board of Adjustment met on August 26th, 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 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 7:50 P.M.

Motion by Fedt, Second by Popham to approve the August 26th Board of Adjustment Agenda. Motion passed unanimously.

Motion by Kenmitz, Second by Saathoff to approve the July 30th Board of Adjustment Minutes as amended. Motion passed unanimously.

1. Conditional Use: Orvin Gadstad. Property Description: Lot 4 in Block 1 of Wade Second Addition in Government Lot 7 in Section 30, Township 113N, Range 52W of the 5th P.M., Hamlin County, South Dakota. Motion by Kemnitz, Second by Schubloom to approve the conditional use request to construct an unattached garage with dimensions greater than 36’ x 42’. Nealon reviewed the staff report. Gadstad is seeking to construct an unattached garage on a backlot property at Lake Poinsett for storage and personal work use. Board asked the applicant about utility access, trees, and overall plans. Wiarda opened the public hearing. No proponent or opponent testimony was heard. Wiarda closed the public hearing. No further questions were asked by the Board. Nealon read the findings of fact. Wiarda called a roll call vote. Motion to approve the conditional use passed 6-0.
2. Conditional Use: Mark Stevenson/Witt Construction. Property Description: Grape 1st Addition: Lot 10A in Section 16, Township 113N, Range 52W of the 5th P.M., Hamlin County, South Dakota. Motion by Fedt, second by Saathoff to approve the conditional use to construct an unattached garage with dimensions greater than 36’ x 42’ with sidewalls greater than 10 ½’. Nealon read the staff report. The applicant is seeking to construct an unattached garage on his backlot property at Lake Poinsett. Casey Witt, contractor, was there to answer questions on behalf of the applicant. Kemnitz asked about the second level balcony and type of railing. Kemnitz recommended they follow IBC codes on the installation of the railings. Wiarda opened the public hearing. No proponent or opponent testimony was heard. Nealon read the findings of fact. Wiarda called a roll call vote. Motion to approve the conditional use passed 6-0.
3. Conditional Use and Variance Request: Dolph Creek Development. Property Description: W 300’ of the 1915’ of the N 435’ of the NE ¼ of Section 24, Township 113N, Range 54W of the 5th P.M., Hamlin County, South Dakota. Motion by Kemnitz, second by Popham to approve the conditional use permit renewal for an extended home occupation that was granted in March 2018 to exercise the variance and allow construction. No comments from the Board. Wiarda called a roll call vote to renew the permit. Motion passed 6-0. The variance request is to construct the welding shop (extended home occupation) closer to the ROW than allowed by Ordinance. Motion by Popham, Second by Schubloom to approve the variance request. Nealon read the staff report. Jeff Halme of Dolph Creek Development is seeking to construct a welding shop for Daryl Beld to relocate his welding business to his residence and wants the building to be closer to the ROW for better screening of materials from the business. Halme spoke to the project. Kemnitz believes it will be a good solution for screening of materials. Wiarda opened the public hearing. No proponent or opponent testimony was heard. Wiarda closed the public hearing. No more questions were asked by the Board. Nealon read the findings of fact. Wiarda called a roll call vote. Motion to approve the variance request passed 6-0.
4. Public Comment: Erik Schaefer asked the Board about the ongoing process to review current CAFO regulations and if any progress had been made since last time he was before the Board. Erik gave his proposal for increased setbacks from residences and towns. Nealon said they would begin this process late September into October and have something before the Board and County Commission later this fall.

With no further business, motion by Kenmitz, Second by Fedt to adjourn the Hamlin County Board of Adjustment 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.