

Hamlin County Board of Adjustment

Date: November 24th, 2020

The Hamlin County Board of Adjustment met on November 23rd, 2020 at the Hamlin County 4-H Building in Hayti, SD and over teleconference via Zoom. Board Members present were Larry Saathoff, Scott Popham, Robbie Fedt, Stuart Schubloom, Leonard Kemnitz, John Pantzke, and Richard Wiarda. Also present was Zoning Officer Payton Carda, Luke Muller, and Todd Kays from First District in Watertown, Steven Vetter, John Hurley, John Fraser, Bob & Cindy Meyer, Gary Pries, Scott Warrington, Dave Meyer, Todd Junting.

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

Public participation – No one from the public asked to participate in the agenda item.

Ex Parte communication or conflict of interest – No Board member responded.

Carda notified the Board that Kevin Grunewaldt withdrew his applications from this meeting and removed item 8b from the agenda. Motion by Fedt, Second by Kemnitz to approve the amended November 23rd Board of Adjustment Agenda. Board Roll call vote on motion passed unanimously.

Motion by Pantzke, Second by Popham to approve the October 26th Board of Adjustment Minutes. Board Roll call vote on motion passed unanimously.

Old Business: Conditional Use – David Meyer/Sioux Valley Developments. Property Description: Lot 1 of Prairie Quay 6th Addition in Government Lot 6 in the NE1/4 of Section 30, Township 113N, Range 52W of the 5th P.M., Hamlin County, South Dakota. Motion by Fedt, second by Popham to approve the conditional use permit for a 5-unit commercial storage garage. Zoning Officer presented Staff Report; The applicant was not present to answer questions; Wiarda recommended tabling the request until the applicant could join the meeting; Motion by Fedt, second by Popham to table the request.

Variations – Calvin Rhody/Ranger Bar Inc. Property Description: Portions of parent parcel Outlot A, Government Lot 3 in Section 15, Township 113 North, Range 52 West of the 5th P.M., Hamlin County, South Dakota to be known as: Lot 1, Stone Bridge Resort Second Addition in Section 10 & 15, Township 113N, Range 52W of the 5th P.M., Hamlin County, South Dakota., and Lot 2, Stone Bridge Resort Second Addition in Section 10 & 15, Township 113N, Range 52W of the 5th P.M., Hamlin County, South Dakota. Motion by Fedt, second by Schubloom to approve the front yard variance for Lot 1. Zoning Officer presented Staff Report; Applicant spoke on behalf of the project; Wiarda opened public hearing; No public testimony occurred; Wiarda closed public hearing; Board discussion; Carda read questions for all four requests to establish findings of fact; Board Roll call vote on motion passed unanimously. Motion by Popham, second by Kemnitz to approve the front yard variance for Lot 2. Board Roll call vote on motion passed unanimously. Motion by Popham, second by Fedt to approve the rear yard variance for Lot 1. Board Roll call vote on motion passed unanimously. Motion by Fedt, second by Popham to approve the rear yard variance for Lot 2. Board Roll call vote on motion passed unanimously.

Motion by Pantzke, second by Schubloom to untable the request from David Meyer/Sioux Valley Developments. Board Roll call vote on motion passed unanimously. The applicant spoke on behalf of the project and described the lease structure for the units; Wiarda opened public hearing; No public testimony occurred; Wiarda closed public hearing; Board questioned whether the applicant will be including a sand and grease trap for the floor drains. The applicant stated they would be included. The

Board requested a sand and grease trap to be included as a condition. The applicant made it known that Lake Poinsett Sanitary Sewer District (District) does not have a line extending to the property. Pantzke said the District does have plans to extend a line that could carry greywater from the area. The Board requested the applicant to connect to the District when connection becomes an option. Carda read questions to establish findings of fact; Board Roll call vote on motion passed unanimously.

New Business: Conditional Use – Steven Vetter. Property Description: NE1/4 of Section 21, T115N, R51W of the 5th P.M., Hamlin County, South Dakota. Motion by Fedt, second by Popham to approve the conditional use permit for a secondary farm dwelling. Zoning Officer presented Staff Report; Applicant spoke on behalf of the project; Wiarda opened public hearing; No public testimony occurred; Wiarda closed public hearing; Board discussion; Carda read questions to establish findings of fact; Board Roll call vote on motion passed unanimously.

There was nothing for the open.

Staff report – Carda updated the Board on progress with organizing John Hurley’s rubble site/contractor yard on Highway 28. Carda received a map identifying where materials and equipment will be placed. Carda is continuing to work with Mr. Hurley to establish a timeline.

With no further business, motion by Fedt, Second by Kemnitz to adjourn the Hamlin County Board of Adjustment meeting. Board Roll call vote on 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.