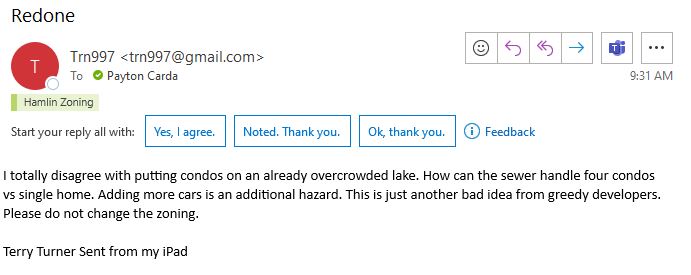
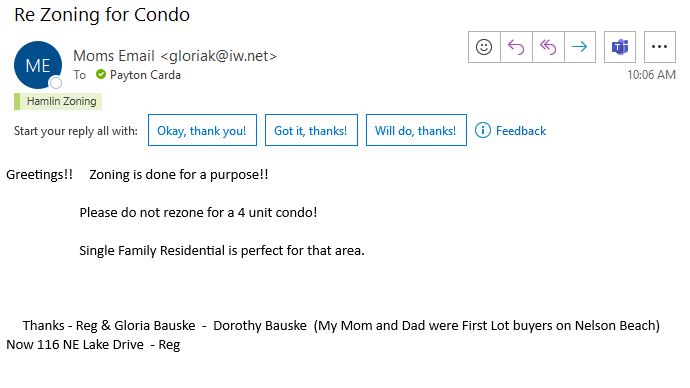
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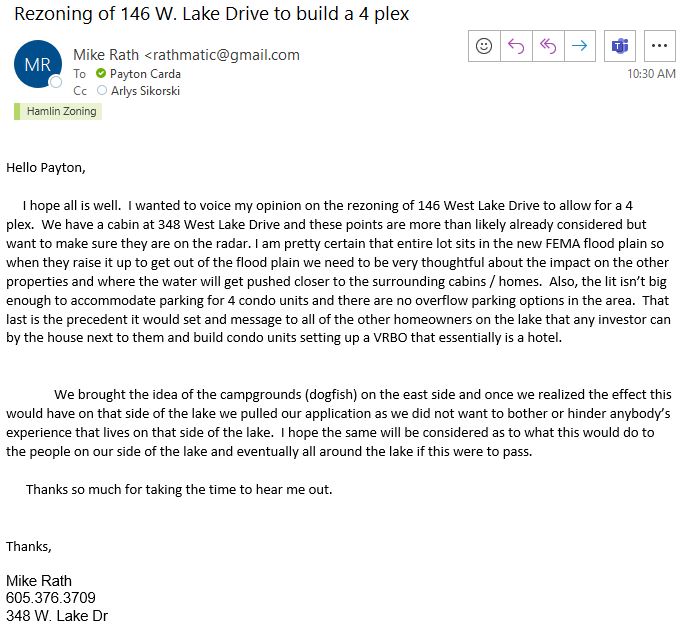
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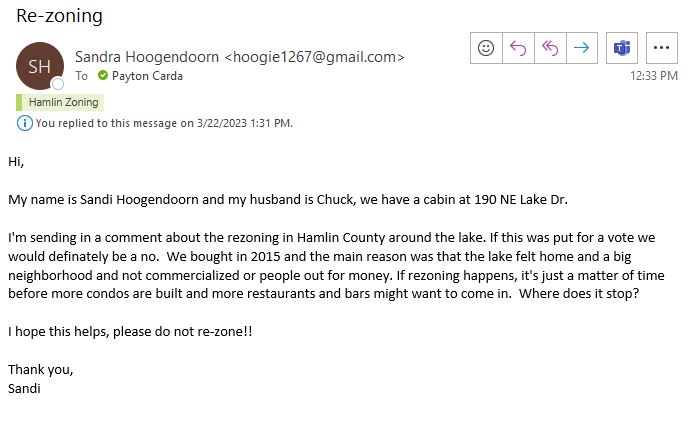
![Graphical user interface, text, application, email

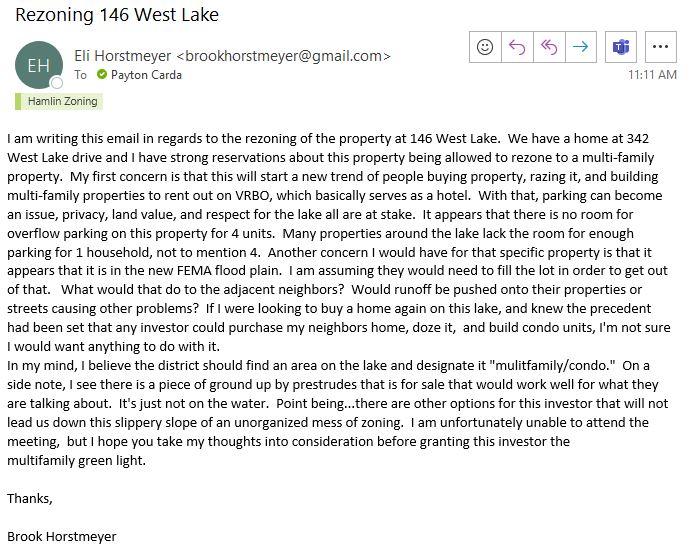
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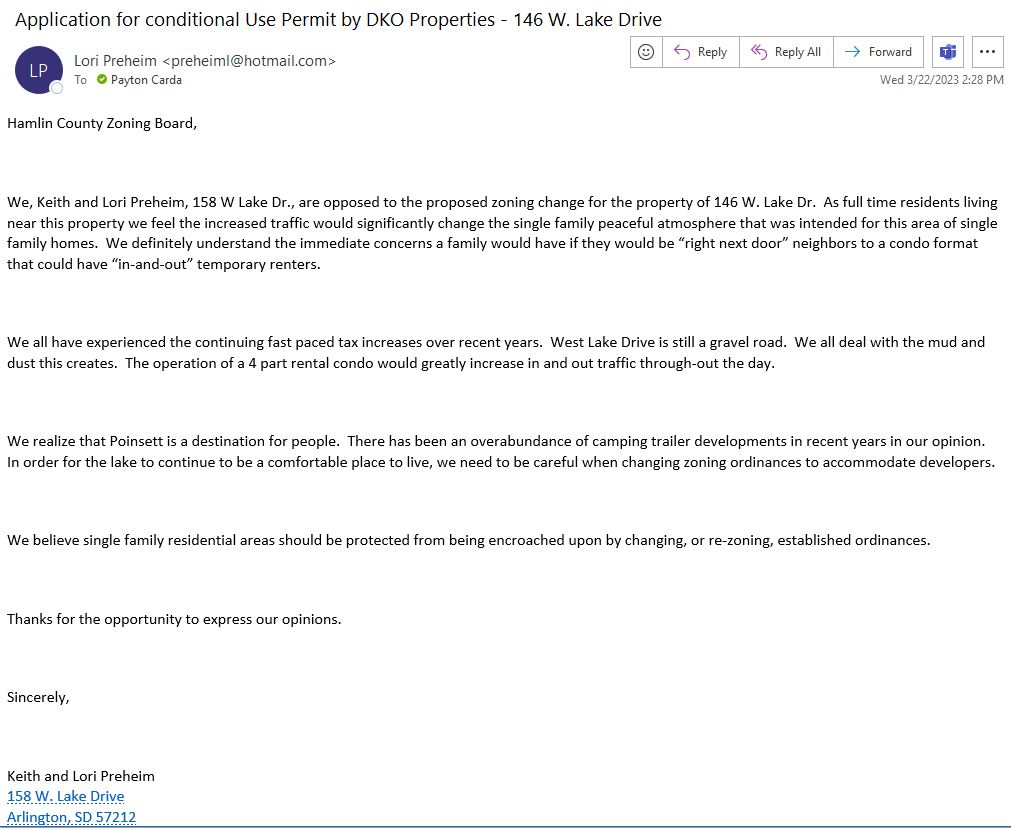












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March 22, 2023

Payton Carda

Hamlin County Zoning Officer

Subject: DKO Properties Conditional Use Permit

Ms. Carda:

We own a lake home at 152 West Lake Drive, Arlington, SD 57212, which is just a few homes north of the proposed “multi-family” four-condo units and two detached garages that are proposed to be built by DKO Properties in their application for a conditional use permit to the Hamlin County’s Board of Adjustment.

Please consider this as our written comments in opposition to such a project for the reasons we are providing below:

* Increased number of vehicles using West Lake Drive – We purchased this home because of its location and the quiet dead-end street. With only two homes to the south of our home utilizing West Lake Drive, we have almost no traffic. If West Lake Drive is now expanded to service the new four condo units, the traffic is going to increase dramatically. If these condos are used as VRBOs or rental properties, then the traffic will be even worse! Whenever someone rents a vacation home, they invite many family members; this means 2-5 cars per condo and potentially up to 20 additional vehicles utilizing the road. It is a gravel road, so we would have to deal with more dust for that additional vehicle traffic. The increased number of vehicles will also create a safety issue for us, as we have three dogs and all of us have to cross the road to access our detached garage and garden. This is not what we signed up for when we purchased our lake home!
* Drainage – We have seen the proposed FEMA flood plain map provided by Todd Kays at 1st District; he said it is likely to become the new federal standard (see picture on next page).  The lot in question is two south of the red lot, and as you can see, the entire lot will be in the flood plain including the extension of West Lake Drive.  The back half of this lot where the diagram shows “shops” has standing water on it much of the time. The only way that will work is if they plan to raise the grade on that entire lot to prevent flooding. This means that the water in that area will be forced to the north onto the properties owned by the Calkin’s, Fedt’s and us. There is nowhere else for that water to go the way it is designed; this will impact all of the neighbors.
* Compromised View – When we sit on our lake patio, we can look to the south and see the public boat ramp and the beach. We are concerned about losing our view as the condos will surely be two stories and they are only 50’ from the lake.
* All of the homes in this area are private homes; yes, they occasionally get rented out, but they are one family homes and impact is minimal. Now, you are talking about what appears to be commercial property renting out condos. This is not what the Lake Poinsett community has been, and we do not believe it should be in the future. You will open pandoras box if this type of dwelling is allowed to go forward.
* Lastly, we do not believe this has been handled in an appropriate manner. No where in the application does it say that the new property owners will no longer access the property from the current driveway, and it doesn’t say anything about accessing it from the north on West Lake Drive. West Lake Drive will have to be extended, as it currently dead ends at Calkin’s. You responded to my email saying that they plan to use the “public right of way that West Lake Dr. provides” but my question is if this is the case then how come the garage that sits on that property now was allowed to be put there right in the middle of the public right away you are claiming? The neighbors to the North (including us) are going to be negatively impacted by this, and we all had to find out through the grapevine because no notice was given to any one other than adjoining land owners. That is just not the right way to handle these types of situations where transparency is necessary. Why can’t they put in a new driveway access off of Hwy 81?
* Lake living is a way of life, and we thought we were buying our property in a secluded, quiet neighborhood. Now, all that can change with this decision by allowing the condo units.

Thank you for the opportunity to provide our comments and feedback on this conditional use request. We appreciate your consideration of our concerns on this issue that will greatly impact us.

Sincerely,

Brian and Jennifer Stevens

152 West Lake Drive

Arlington, SD 57212

A picture containing outdoor

Description automatically generated

Dear Hamlin County Board of Adjustment,

As an adjacent property owner I am writing to express my strong opposition to the Conditional Use Permit to split 146 West Lake Drive into 3 lots, building 4 condo units on one of the lots, and a storage garage on each of the other 2 lots. Due to the detrimental impact to our neighborhood our neighbors are completely opposed to the addition of a condominium development on this lot that will cause traffic and safety problems, create water drainage concerns, and set an alarming precedent for all home owners on the lake.

The property in question sits in a low lying area with a portion of the lot currently in the flood plain and the entire lot will be in the new FEMA proposed flood plain. (See attached) As an adjoining neighbor I’m concerned about the impact on drainage when this property is raised to meet the necessary standards for new construction. In this area the water flooding from the inlet is the biggest concern and we need to make sure we are very thoughtful about the impact of raising the front yard to construct garage storage units and it's impact on water drainage.

The lot in question (146 West Lake Drive) is not large enough to accommodate parking for 4 condo units. I understand the requirement is 2 parking spaces per unit, however everyone with a lake home understands this is not adequate. We all want to enjoy our time at the lake having family and friends join us for the weekend and this condominium development will be no different. We also need to ensure space to accommodate trailers for PWCs, boats, and ice shacks. This property is bordered by two private residences and HWY 81. Where is the overflow parking? My driveway? West Lake Drive? HWY 81? The increased traffic combined with the overflow parking creates an unsafe environment for the occupants of the new development as well as the existing neighbors. We bought our lake home specifically because it is in a cul-de-sac with very limited traffic. If 4 condominiums are placed on this 1 lot there will be more residences on this 1 lot then the rest of the cul-de-sac combined.

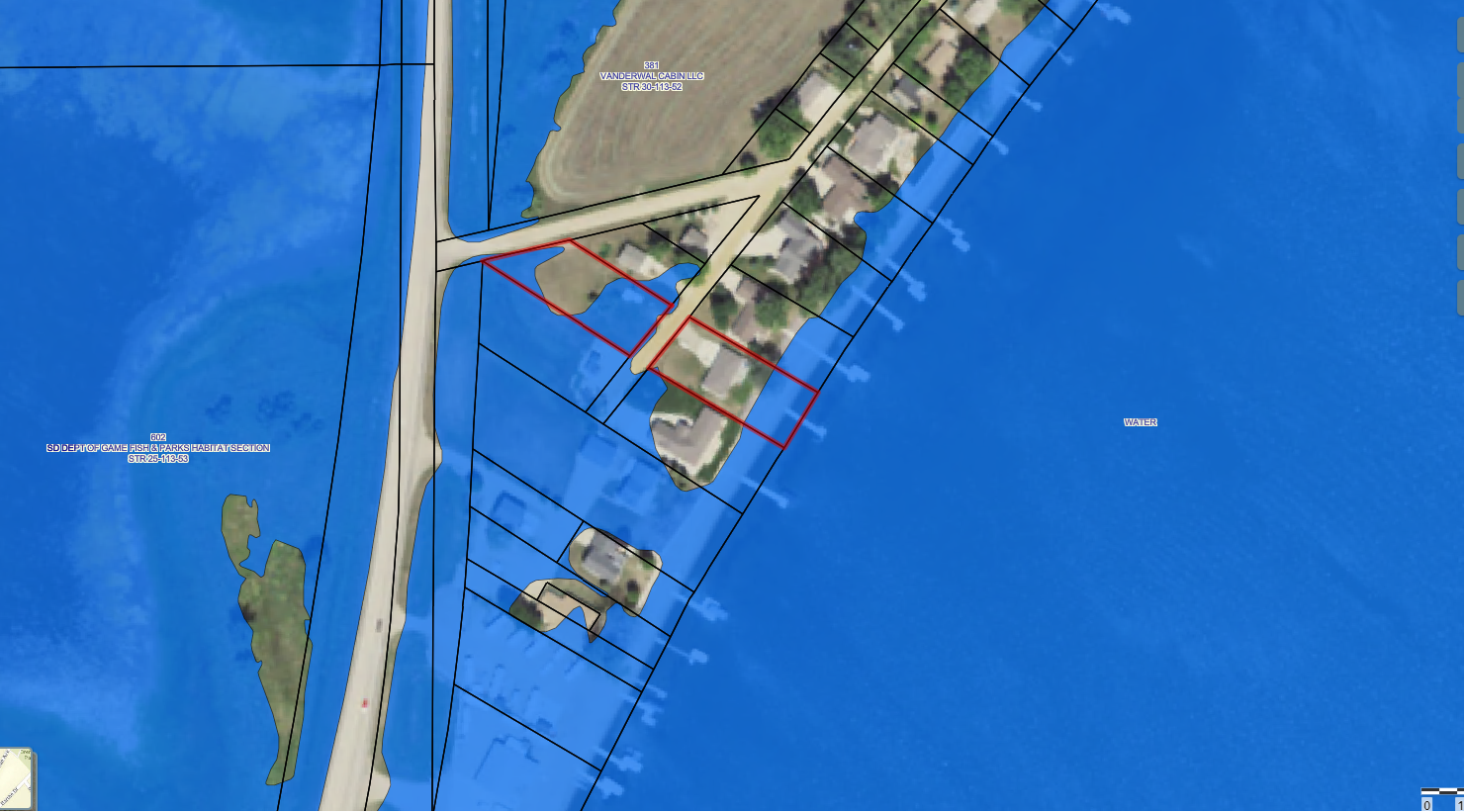
We need to be very thoughtful about the precedent this sets and the message it sends to all homeowners on Lake Poinsett. Approving this condominium development sends a clear message to all homeowners that investors from anywhere can purchase the property next to them and build a similar development that can also be utilized as an Airbnb/VRBO which essentially is a hotel/resort.

I urge you to vote no on the proposed “Conditional Use Permit” and from recent meetings and discussions with not just my neighbors but residents all around the lake I know my opinions are shared by many who are not able to attend this meeting.

Best regards,

Troy and Wendy Bunker

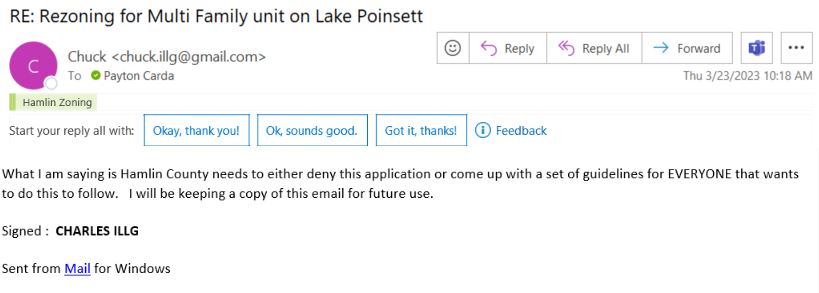
144 West Lake Drive

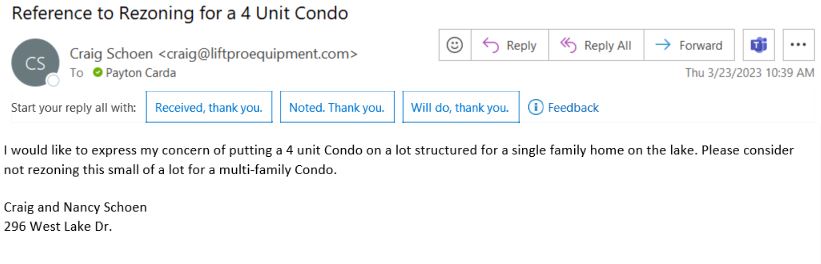


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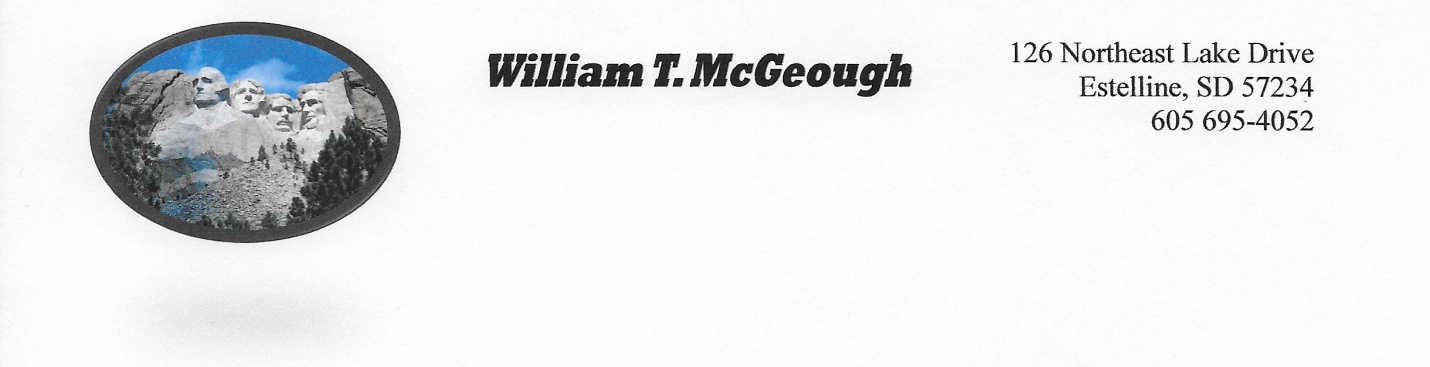
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March 23, 2023

Payton Carda

Hamlin County Zoning Officer

Hayti, South Dakota

Re: Rejection of Proposed Zoning notice.

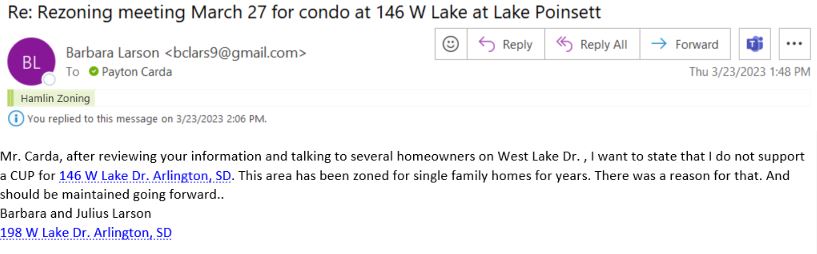
Payton,

Sorry for the unreadable e-mail. Please let me know if you receive this corrected copy.

**This is a rejection notice of the proposed development on 146 West Lake Drive, Lake Poinsett, and the abandonment of the current Zoning ordinance. There is a substantial reason for Zoning Protection in residential areas. To ignore this protection by your office would be a violation of the law and the confidence of the people that it protects, notwithstanding a possible liability exposure. Please reject the request for a Zoning change for this commercial building in this residential area! Thank you for your consideration.**

Best Regards,

W. T. McGeough



To Whom It May Concern:

My name is Renita Elverud and I own and live on the property at 144B West Lake Drive. I am writing this letter in regards to the application submitted for a conditional use permit by DKO Properties. It has come to my attention that DKO wishes to buy this property, with intentions to rezone and build 4 condos and two detached garages/sheds. There are presently four owners in this culdesac-type property, with a circular, common driveway for all the properties. My property is two houses south of the proposed rezoning site. Because I am in Arizona and unable to make the upcoming meeting, I am writing this to urge you not to approve this application.

One of the reasons we purchased this property is because it is a quieter area with less traffic, from where we previously resided at Lake Poinsett. We already do have some congestion with parking cars, boats, etc., when it is a busy weekend with all current residents present at the same time. However, we have been fortunate to have great neighbors, who work together and are willing to be flexible with the parking area. Through the years, we have shared the cost of necessary driveway repairs, since we all use the same driveway.

I am very concerned if this application is approved, that the congestion in this small area will be out of control, with four more families present. Also, in the building process, equipment running on the driveway could deteriorate the present surface.

Another concern I have is how it will affect the land value of the property, if the present buildings are torn down. This has affected our taxes in the past, because the land value went up, when similar tear down/reconstruction projects took place around the lake.

Please consider the effect this rezoning may have on the existing properties and the families who reside there. Thank you.

Renita Elverud

[Ren4den@outlook.com](mailto:Ren4den@outlook.com) 605-789-0489

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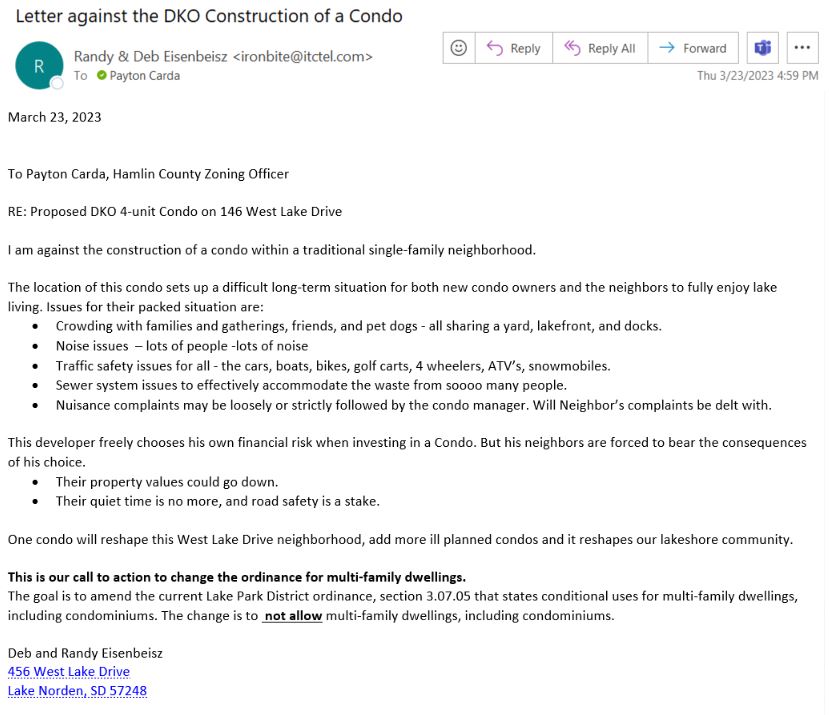
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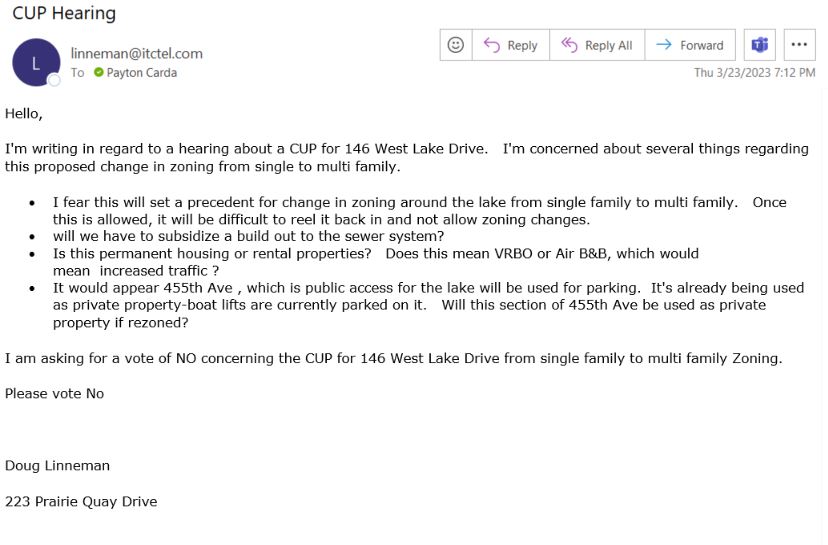
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188 E Lake Dr

Estelline, SD

22 March 2023

Hamlin County Zoning Board

Hayti, SD

Dear Board Members,

We are writing as concerned community members for Lake Poinsett. Although we do not live immediately adjacent to the current proposed re-zoning area, we are concerned that the citizens in that area are not being heard. We are also concerned that this could eventually occur in our area.

We feel that the current zoning should be upheld as single-family dwelling. The creation of new buildings that have too many people for the existing resources of the area (ex: too little parking, green space, more traffic, more noise, room for trash cans) could result in a worse quality of life for all existing residents/neighbors and thus changing the entire living context of the small neighborhood. Multi-family dwelling sites could also put a strain on the Lake community infrastructure and other local services. These stresses could negatively impact our lake resources.

During the summer months, many lake area communities already must deal with the previously listed issues. Honestly, they often are not handled well. In the winter months, we already continue to have issues in our current communities. Many times due to the weather itself and how it affects out road conditions, electricity, water, and sewer. Adding multi-family structures to our ‘landscape’ does not address these issues.

Will these units be managed by a landlord? How will upkeep be handled or regulated? How will these units affect property values? How will these units affect tax assessments? Where will these owners store their belongings (ex: boats, jet skis, lifts, docks). How will safety issues be addressed with increased people (ex: children walking between vehicles)? How will added pressure on boat launches be addressed? These are just a few of our questions.

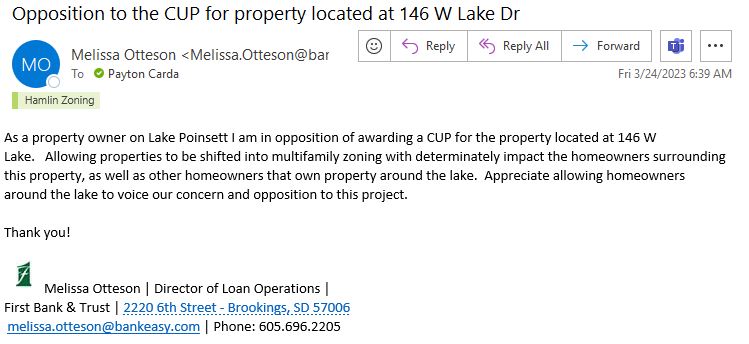
Thank you for your consideration and attention to this matter.

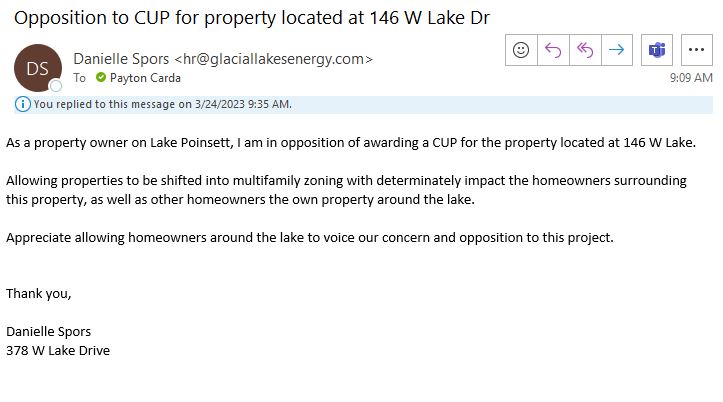
Sincerely,

Arlo and Chris Morris

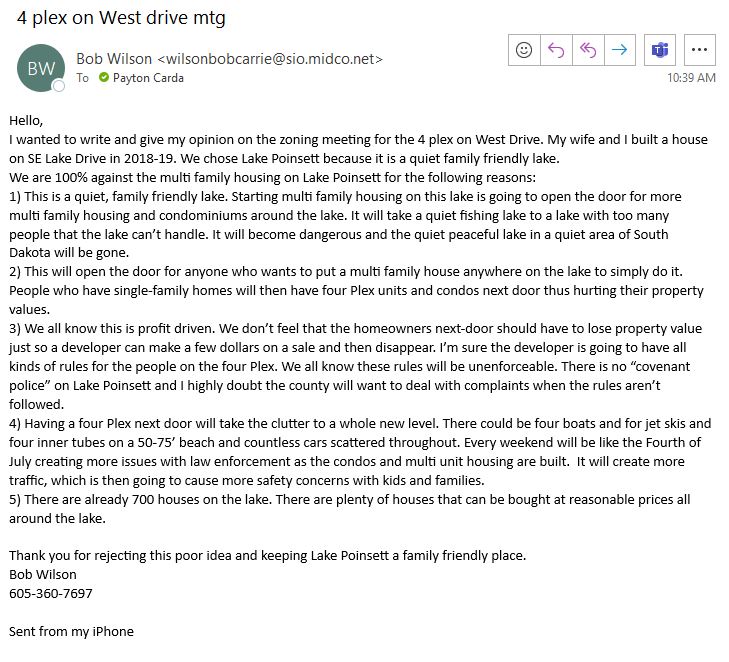
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