

Hamlin County Planning Commission

Date transcribed: September 6, 2023

The Hamlin County Planning Commission met on August 28, 2023 at the Hamlin County 4-H Building in Hayti, SD. Board Members present were Richard Wiarda, Robbie Fedt, Martin Prouty, John Pantzke, Scott Popham, Doug Noem, and Stuart Schubloom. Also present was Zoning Officers Luke Muller and Jessica Tesch, Peder Haugan, Kathy Haugan, Fred Prah, Dan Finn, Cathy Bohms, Bruce Bohms, Kyle Bohms, Aaron Van Holland, Vaughn Jensen, Susan Jensen, Carter Johnson, Chuck Hoogendoorn, Doug Noem, Larry Bakke, Bruce Kreutner, Christine Kreutner, Doug Moen.

Chairman Wiarda called the Planning Commission meeting to order at 7:50 P.M.

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

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

Motion by Fedt, Second by Pantzke to approve the July 31 Planning Commission Minutes. Planning Commission Voice vote on motion passed unanimously.

Motion by Noem, Second by Popham to approve the August 28 Planning Commission Agenda. Planning Commission Voice vote on motion passed unanimously.

New Business: Rezoning Request. Applicant – Peder and Kath Haugan on property owned by Michael Rath and Anthony Lahman. Property Description – Lots 3 & 4 Block 1 Myers Addition in the W ½ SE ¼ & E ½ SW ¼ of Section 23, Township 113 North, Range 52 West of the 5th P.M., Hamlin County, South Dakota. Motion by Prouty, second by Pantzke to approve a rezoning of the above property from LP-1 to LP-C District; Zoning Officer presented Staff Report; Peder Haugan, applicant spoke on behalf of the request; Wiarda opened public hearing; Vaughn Jensen, neighbor, questioned whether the property would include outside storage; Wiarda closed public hearing; commission discussion occurred; applicant noted they have not detailed a site plan; details of the future storage business are not relevant at this meeting, according to staff. Commission Roll call vote on motion passed unanimously.

Plat Recommendation – Plat of Kangas Fourth Addition Located in Government lots 3 & 4 in Section 20, Township 113 North, Range 52 West of the 5th Prime Meridian, Hamlin County, South Dakota. Motion by Pantzke, Second by Schubloom to approve the plat to the County Commission; Zoning Officer presented Staff Report; Applicant did not speak on behalf of the plat; Commission discussion occurred; Commission Roll call vote on vote passed unanimously

Plat Recommendation – Plat of Baake East Acres Addition in Government Lots 2, 3 and 4 of Section 23, Township 113 North, Range 52 West of the 5th Prime Meridian, Hamlin County, South Dakota. Motion by Noem, Second by Prouty to approve the plat to the County Commission; Zoning Officer presented Staff Report; Applicant spoke on behalf of the plat; Commission discussion occurred and requested consent and clarification regarding availability of sanitary sewer, and future obligations to connect for these lots; Motion passed unanimously.

Plat Recommendation – Tikka Addition in the Northwest Quarter of Section 20, Township 113 North, Range 52 West of the 5th Prime Meridian, Hamlin County, South Dakota. Motion by Popham, Second by Fedt to approve the plat to the County Commission; Zoning Officer presented Staff Report; Applicant was

not present; Commission discussion occurred and requested consent and clarification regarding availability of sanitary sewer, and future obligations to connect for these lots; Motion passed unanimously.

Plat Recommendation – Horstmeyer Addition in Government Lots 3 and 4 in Section 20, Township 113 North, Range 52 West of the 5th Prime Meridian, Hamlin County, South Dakota. Motion by Noem, Second by Pantzke to approve the plat to the County Commission; Zoning Officer presented Staff Report; Applicant was not present; Commission discussion occurred and requested consent and clarification regarding availability of sanitary sewer, and future obligations to connect for these lots; Motion passed unanimously.

Plat Recommendation – Meyer Addition in Government Lots 3 and 4 in Section 20, Township 113 North, Range 52 West of the 5th Prime Meridian, Hamlin County, South Dakota. Motion by Noem, Second by Popham to approve the plat to the County Commission; Zoning Officer presented Staff Report; Applicant was not present; Commission discussion occurred and requested consent and clarification regarding availability of sanitary sewer, and future obligations to connect for these lots; Motion passed unanimously.

Plat Recommendation – Ritter Addition in Government Lots 3 and 4 in Section 20, Township 113 North, Range 52 West of the 5th Prime Meridian, Hamlin County, South Dakota. Motion by Pantzke, Second by Fedt to approve the plat to the County Commission; Zoning Officer presented Staff Report; Applicant was not present; Commission discussion occurred and requested consent and clarification regarding availability of sanitary sewer, and future obligations to connect for these lots; Motion passed unanimously.

Plat Recommendation – Ritter Second Addition in Government Lots 3 and 4 in Section 20, Township 113 North, Range 52 West of the 5th Prime Meridian, Hamlin County, South Dakota. Motion by Fedt, Second by Prouty to approve the plat to the County Commission; Zoning Officer presented Staff Report; Applicant was not present; Commission discussion occurred and requested consent and clarification regarding availability of sanitary sewer, and future obligations to connect for these lots; Motion passed unanimously.

There were no items for the open.

Three items were discussed during the staff report:

After brief discussion, the Commission requested staff to prepare a subdivision ordinance to review and consider.

Discussion was held regarding future develop, generally in the northeast quarter of Section 20, Township 113 North, Range 52 West. Commission recommended that backlot development can be accommodated with existing road network, but any development including additional housing should include plans for road connectivity beyond the area to be developed (likely to the North). Further discussion was held regarding the inability to fill wetlands unless a 404 permit is granted from the Corps of Engineers (USACE).

The Commission requested staff to prepare an ordinance regarding shop-style dwellings according to past discussions. Staff will prepare the ordinance for a public hearing at the next meeting.

With no further business, motion by Schubloom, Second by Prouty to adjourn the Hamlin County Planning Commission meeting. Planning Commission Voice 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.