

Hamlin County Planning Commission

Date transcribed: October 31, 2023

The Hamlin County Planning Commission met on October 30, 2023 at the Hamlin County 4-H Building in Hayti, SD. Board Members present were Richard Wiarda, Robbie Fedt, Martin Prouty, Scott Popham, Doug Noem, and Stuart Schubloom. Also present: Zoning Officers Luke Muller and Jessica Tesch. Public/Applicant or Applicant representative: Betty Skroch, Erik Schafer, Vanessa Namken and Josh Schmidt.

Chairman Wiarda called the Planning Commission meeting to order at 7:02 P.M.

Public participation – Erik Schafer asked to participate in the agendaized open item.

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

Motion by Fedt, Second by Prouty to approve the September 25, 2023 Planning Commission Minutes. Planning Commission Voice vote on motion passed unanimously.

Motion by Schubloom, Second by Noem to approve the October 30, 2023 Planning Commission Agenda as amended. Planning Commission Voice vote on motion passed unanimously.

New Business:

Plat Recommendation – **Kangas Fifth Addition** in Government Lots 1, 2 and 3 in Section 20, Township 113 North, Range 52 West of the 5th P.M., Hamlin County, South Dakota. Motion by Prouty, Second by Fedt to approve the plat to the County Commission; Zoning Officer presented Staff Report with addition that lots 2 and 3 require sealed holding tanks or connection to sanitary district; Applicant did not speak on behalf of the plat; board discussion occurred; Motion passed unanimously.

Ordinance Amendment #2023-09 Hearing: Muller presented introduction to Subdivision Ordinance. Motion by Noem, Second by Popham to a resolution recommending approval to the County Commission; Wiarda opened public hearing; No public testimony was heard; closed public hearing; board discussion occurred in regards change in ROW from 60' to 66'. Zoning Officer presented the amendment; Motion by Noem, Second by Fedt for amendment to change right-of-way on local streets from 60' to 66' on page 16. The amendment passed unanimously. Amended Resolution passed unanimously.

Open:

Erik Schafer asked a series of questions relating to a dairy application near Hazel which were out of order according to the Board of Adjustment By-laws. He told the Board to enforce its ordinance with reference to CAFO's and CAFO setbacks.

Six items were discussed during the staff report:

Flood Plain Ordinance– Muller notified board of timeline for updated Flood Plain map that will need to be adopted.

Certified Mail notices – Tesh and Muller presented cost of notices and process, board discussion and concluded to keep certified mail for all notices for record keeping.

Meeting Calendar – Board discussed November 27, 2023 meeting be at 7:00pm, instead of 1:00pm. Tesch presented a meeting schedule with deadlines for 2024.

Solar Ordinance – Muller notified board the question continues to come up and will provide a packet for discussion in upcoming meetings.

CAFO- Muller notified board of timeline overlap in the CUP/ Variance process, board concluded the application will not be heard/ noticed until after Hazel city decision.

Sidewalls – Tesch presented 2 examples of Dormer/ Gable roofline and asked board to define. Board determined the dormer/ gable needs to not be in alignment with structural wall and have significant offset.

With no further business, motion by Schubloom, Second by Popham 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.