

Hamlin County Planning Commission

Date transcribed: November 28, 2023

The Hamlin County Planning Commission met on November 27, 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, John Pantzke and Stuart Schubloom. Also present: Zoning Officer Jessica Tesch. Public/Applicant or Applicant representative: Betty Skroch, Erik Schafer, Vanessa Namken, Robin Nefzger, Brad Learn, Brent Antonen, Daryle Rust, Casey Witt and Dan Nefzger.

Chairman Wiarda called the Planning Commission meeting to order at 7:19 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 Pantzke, Second by Fedt to approve the October 30, 2023 Planning Commission Minutes. Planning Commission Voice vote on motion passed unanimously.

Motion by Noem, Second by Popham to approve the November 27, 2023 Planning Commission Agenda as amended. Planning Commission Voice vote on motion passed unanimously.

New Business:

Plat Concept Plan Review, Brent Antonen: Government Lots four (4) and five (5), except for currently platted portions thereof, in Section 16, Township 113 North, Range 52 West of the 5th P.M., Hamlin County, South Dakota. Zoning Officer presented concept plan review request; motion by Fedt, second by Schubloom; Tesch presented staff report; Brent Antonen, spoke on behalf of the concept plan; Wiarda opened public hearing; Dan Netzger spoke to concerns for the road width, hunting on the near by GFP lands and dock storage. Betty Skroch spoke on her behalf and Daryle Rust with concerns from the township in regard to the road maintenance and expansion of West Lake Drive. Mark Stevenson spoke to the access point and continuation of West Lake Drive; Wiarda closed public hearing; board discussion occurred, Pantzke spoke to concerns on the utilizes need, waterway, and access to the lake. Wiarda spoke to concerns of buildable area and mutual easement for access to dock area. Noem spoke to the need for the applicant to work with the township on snow removal, water access and sanitary district; additional notes and board directions were noted by staff to be further implemented by applicant.

Ordinance Amendment #2023-10- Rezoning Request, Brent Antonen: Government Lots four (4) and five (5), except for currently platted portions thereof, in Section 16, Township 113 North, Range 52 West of the 5th P.M., Hamlin County, South Dakota. Tesch presented rezoning request; Motion by Schubloom, Second by Fedt to approve a rezoning of the above property from Agricultural District to LP-1 District; Zoning Officer presented Staff Report; Brent Antonen, applicant spoke on behalf of the request; Wiarda opened public hearing; no public testimony; Wiarda closed public hearing; commission discussion occurred. Commission Roll call vote on motion passed unanimously, 7 yes, 0 no.

Plat Concept Plan Review, Casey Witt: LOT 1 LESS EXC IN NW 1/4 Section 21, Township 113 N, Range 52 West of the 5th P.M., Hamlin County, South Dakota (Norden Township). Zoning Officer presented concept plan review request; motion by Fedt, second by Prouty; Tesch presented staff report Casey Witt, spoke on behalf of the concept plan; Wiarda opened public hearing; Dan Netzger spoke to if there would be

storage units. Wiarda closed public hearing; board discussion occurred, Staff asked for board direction on lot 4 lot width, board direction was to make it a private road; additional notes and board directions were noted by staff to be further implemented by applicant.

There were no items for the open.

Two items were discussed during the staff report:

Meeting Calendar – Board discussed December 18, 2023 meeting to be at 1:00pm, and meetings January, February and March will also be at 1:00pm.

CAFO- Tesch notified board of timeline update, as Hazel decision was moved out a month.

With no further business, motion by Fedt, 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.