

Hamlin County Planning Commission

Date transcribed: December 21, 2023

The Hamlin County Planning Commission met on December 18, 2023 at the Hamlin County 4-H Building in Hayti, SD. Board Members present were Richard Wiarda, Robbie Fedt, Martin Prouty, Scott Popham, John Pantzke and Stuart Schubloom. Also present: Zoning Officer Jessica Tesch and Luke Muller. Public/Applicant or Applicant representative: Erik Schafer, Vanessa Namken, Casey Witt and Rob Lutz.

Chairman Wiarda called the Planning Commission meeting to order at 1:01 P.M.

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

Ex Parte communication or conflict of interest – John Pantzke has a conflict of interest on issue #3- plat preliminary plan.

Motion by Fedt, Second by Popham to approve the November 27, 2023 Planning Commission Minutes. Planning Commission Voice vote on motion passed unanimously.

Motion by Pantzke, Second by Prouty to approve the December 18, 2023 Planning Commission Agenda as amended. Planning Commission Voice vote on motion passed unanimously.

New Business:

Plat Recommendation, Vaughn Jensen: Baake East Acres Second Addition located in Government Lots three (3) and four (4), in Section 23, Township 113 North, Range 52 West of the 5th P.M., Hamlin County, South Dakota. Zoning Officer presented plat request; motion by Pantzke, second by Popham to approve the plat to the County Commission; Tesch presented staff report; Applicant did not speak on behalf of the plat. Commission discussion occurred; Commission Roll call vote, vote passed unanimously.

Plat Preliminary Plan Review, Casey Witt: Lots 1, 2 and 3 in Block 1; and Lots 1, 2, 3, 4, 5, and 6 in Block 2; All of the Meadows Addition in Government Lot 1 in Section 20, Township 113 North, Range 52 West of the 5th P.M., Hamlin County, South Dakota. Zoning Officer introduced preliminary plan request; motion by Popham, second by Fedt to approve the preliminary plan and authorizing the chair to sign any plat(s) consistent with the approved plan subject to a letter of assurance being agreed upon by the applicant including the following: Maintenance of any public or private streets by private parties or a road association. Agreement to connect to sanitary sewer when sanitary services become adjacent to each respective lot at the expense of the property owner at the time.; Tesch presented staff report; Mr. Witt, spoke on behalf of the preliminary plan; Wiarda opened public hearing; board discussion occurred, board direction on lot 4 lot width was to make it a private road, Wiarda asked about drainage, Casey commented about the drainage ditch to the west and when it backs up, the water backs up from the lake but does not flow toward the lake; additional notes and board directions were noted by staff to be further implemented by applicant. Commission Roll call vote, vote passed unanimously.

Plat Concept Plan Review, John Pantzke and Rob Lutz: Baake East Acres Second Addition located in Government Lot two (2) in Section 23, Township 113 North, Range 52 West of the 5th P.M., Hamlin County, South Dakota. Zoning Officer presented preliminary plan review request; motion by Popham, second by Fedt; Tesch presented staff report John Pantzke, spoke on behalf of the concept plan; Wiarda opened public hearing; Board discussion occurred, asked for drainage easement to be noted on plat map

and for the proposed access easement to be listed as an “access and utility easement”; 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 January meeting to be January 29th at 1:00pm.

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

With no further business, motion by Pantzke, Second by Fedt 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.