

Hamlin County Planning Commission

Date transcribed: February 29, 2024

The Hamlin County Planning Commission met on February 26, 2024 at the Hamlin County 4-H Building in Hayti, SD. Board Members present were Robbie Fedt, Martin Prouty, Scott Popham, Stuart Schubloom, Doug Noem and Richard Wiarda. Also present: Zoning Officer Jessica Tesch, Luke Muller and John Delzer. Public/ Applicant or Applicant representatives Peder Haugan, Kathy Haugan and Maxwell Kopman.

Chair Wiarda called the Board of Adjustment meeting to order at 1:44 P.M. Jessica confirmed all board members present, except Pantzke.

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

Ex Parte communication or conflict of interest – None noted.

Motion by Noem, Second by Schubloom to approve the January 29, 2024 Planning Commission Minutes. Planning Commission Voice vote on motion passed unanimously.

Motion by Fedt, Second by Popham to approve the February 26, 2024 Planning Commission Agenda. Planning Commission Voice vote on motion passed unanimously.

New Business:

Plat Recommendation, Nefzger- A portion of Nefzger Windbreak Second Addition Located in the Southwest Quarter of Section 16, Township 113 North, Range 52 West of the 5th Prime Meridian, Hamlin County, South Dakota; to become: Lots 4 and 5 of Nefzger Windbreak Fourth Addition Located in the Southwest Quarter of Section 16, Township 113 North, Range 52 West of the 5th Prime Meridian, Hamlin County, South Dakota. Zoning Officer presented plat request; motion by Noem, second by Fedt to approve the plat; Tesch presented staff report; Applicant not present to speak on behalf of the plat. Commission discussion occurred, Board discussed whether a concept/ preliminary plan and road study should be completed for this subdivision. Board agreed with staff that this Plat could be approved, but application should be notified that any further subdivision of the parent parcel will require a concept plan and preliminary plan of the entire parent parcel; Commission Roll call vote, vote passed unanimously with condition.

Plat Recommendation, Stormo - D. Stormo Addition located in the Northwest Quarter and the Southwest Quarter of Section 9, Township 113 North, Range 52 West of the 5th P.M., Hamlin County, South Dakota. Zoning Officer presented plat request; motion by Fedt, second by Schubloom to approve the plat to the County Commission; Tesch presented staff report; Applicant not present to speak on behalf of the plat. Commission discussion occurred; Commission Roll call vote, vote passed unanimously.

Plat Recommendation, Carter- Carter Second Addition located in Northeast Quarter (NE1/4) of Section 14, Township 113 North, Range 52 West of the 5th P.M., Hamlin County, South Dakota. Zoning Officer presented plat request; motion by Fedt, second by Popham to approve the Preliminary Plan and authorize the chair to sign the plat after city requirements are met to forward it on to the County Commission; Tesch presented staff report; Applicant not present to speak on behalf of the plat. Commission discussion occurred; Commission Roll call vote, vote passed unanimously.

Ordinance 2024-01 - Flood Plan District Adoption Hearing: Wiarda opened public hearing; No public testimony was heard; however, the board had discussion on the definition; closed public hearing. Motion by Schubloom, Second by Popham to approve as amended (removal of shophouse terminology, date to be updated upon FEMA release, reserve #3) a resolution recommending approval to the County Commission; Zoning Officer presented the amendment; Motion passed unanimously.

There were no items for the open.

One item discussed during the staff report:

Further discussion in regards to lot coverage percentages for Lake Park, commission provided direction to staff will bring formal changes in next board meeting.

With no further business, motion by Popham, 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.