

## Hamlin County Planning Commission

Date transcribed: April 23, 2024

The Hamlin County Planning Commission met on April 22, 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, John Pantzke and Richard Wiarda. Also present: Zoning Officer Jessica Tesch and Luke Muller. Public/ Applicant or Applicant representatives Robin Nefzger, Brian Friedrichsen, Sako Vandermeer, Jogden Andringa, Toni Schafer, Deb Eisenbeisz, Helen Rowe, Jenny Clay, Rod Kindt, Jeri Kindt, Walt Zbanski, Dennis Nelson, Shelley Nelson, Alvin Henderschiedt, Janet Henderschiedt, Patty Heermann, Travis Steffensen, Billie Jo Hurley, Miranda Ribstein, Andrew Kangas, Patty Winter, Sietse Andringa, Aafke Andringa, Todd Moritz, Greg Lewis, Lisa Lewis, Nicole Wirkus and Casey Witt.

Chair Wiarda called the Planning Commission meeting to order at 7:14 P.M. Jessica confirmed all board members present.

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

Motion by Schubloom, Second by Fedt to approve the April 22, 2024 Planning Commission Agenda. Planning Commission Voice vote on motion passed unanimously.

New Business:

**Ordinance 2024-02 – Lot Coverage in Lake Park District Adoption Hearing:** Wiarda opened public hearing; No public testimony was heard; however, the board had discussion; closed public hearing. Motion by Pantzke, Second by Schubloom to approve a resolution recommending approval to the County Commission; Zoning Officer presented the amendment; Commission roll call vote, 1 – No(Noem), 6 Yes, Motion passed.

**Plat Recommendation, Brady Buck-** Buck Addition located in the Southeast Quarter of Section 17, Township 114 North, Range 55 West of the 5th Prime Meridian, Hamlin County, South Dakota. Zoning Officer presented plat request; motion by Popham, second by Prouty 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, Lyle & Holly Hawkinson-** Northbay Fifteenth Addition located in the West Half of Section 36, Township 113 North, Range 53 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 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 Concept/ Preliminary Plan Review, Casey Witt:** Kangas third Addition: Lot 2 of Section 20, Township 113 North, Range 52 West of the 5th P.M., Hamlin County, South Dakota. Zoning Officer introduced concept and preliminary plan request; motion by Pantzke, second by Fedt to approve the concept and 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; concerns were expressed for the roads in the area, the waterway that is proposed to be a marina and access going north. Additional concerns Deb Eisenbeisz spoke to concerns for the type of structures that would allowed on these lots; Wiarda closed public hearing; board discussion occurred, board direction was to make a hammerhead at the south end of Marina way, Wiarda asked about township roads and position; additional notes and board directions were noted by staff to be requested and possibly further implemented by applicant. Motion by Pantzke, Second by Fedt to Postpone the decision until next meeting to allow applicant to obtain more information regarding:

- a. A hammerhead/turnaround to meet fire code at the dead end that utilizes existing right of way, but may need to use some of your private property to complete.
- b. Potential widening of West Lake Drive the length of your property to ensure it is a width that meets the subdivision requirements; or an agreement that properties along that road will participate in the cost to widen the road at a time in the future when the ENTIRE ROAD is widened.
- c. Potential for "No Parking" signs on West Lake Drive.

There were no items for the open.

One item discussed during the staff report: Tesch presented the board with the new, fully available online permitting process and information (<https://hamlinbuildingpermits-firstdistrict.hub.arcgis.com/>) for Hamlin County requests.

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. Meeting adjourned at 9:27 pm.

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.