

Hamlin County Planning Commission

Date transcribed: May 22, 2024

The Hamlin County Planning Commission met on May 20, 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. Public/ Applicant or Applicant representatives Robin Nefzger, Dan Nefzger, Toni Schafer, Deb Eisenbeisz, Randy Eisenbeisz, Helen Rowe, Rod & Jeri Kindt, Walt Zbanski, Shelley Nelson, Alvin Henderschiedt, Janet Henderschiedt, Patty Heermann, Billie Jo Hurley, Miranda Ribstein, Patty Winter, Greg Lewis, Lisa Lewis, Casey Witt, Dan Finn, Selena Erstad, Chuck Kurzhal, Rod Tobin, Ruth Whitney Parker, Michael S Parker, Ceyl(sp?), Sarah Olson, Kathy Hartman, Perry Hartman, Stephanie Hanson, Roger Degrodt, Doug Bierschbach, Mike Carlson, Kelli Carlson, Myron Kuhlman, Betty Skroch, Daryl Rust, Teresa Schnetter, Jeri Breck, Chad Hanson, Douglas Smith, Mike Simpson, Gloria Simpson, Joel Mohlenhoff, Lisa Virchow, Ken Kirchner, Rita Schiefelbein, Hart & Laura Nordbye, Michel Rydberg, Dale Wirkus, Noel Koistinen, Jerry Kloos, Marie Kloos, Larry Erstad, Chuck Hoogendoorn, Leah Peterson, Jeff Bondesen, Scott Ross, Troy Bolden, Barb Knudtson, Tom Henry, Dave Meyer, Lori Bahnson, Robin Chikos, Maynard Petersen, Bill Peters, Jim Jacobsen, Alen Breck, Ryan Rindels, Dick Heiberger, and Cindy Heiberger.

Chair Wiarda called the Planning Commission meeting to order at 8:10 P.M. Jessica confirmed all board members present.

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

Ex Parte communication or conflict of interest – None noted.

Motion by Popham, Second by Noem to approve the Board of Adjustment Agenda. Motion passed unanimously.

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

New Business:

Plat Recommendation, Barry Little- Walklin Grove Addition located in the Northwest Quarter of Section 23, Township 115 North, Range 52 West of the 5th Prime Meridian, Hamlin County, South Dakota. Zoning Officer presented plat request; motion by Schubloom, second by Fedt to recommend denial of the plat to the County Commission; Tesch presented staff report; Applicant not present to speak on behalf of the plat. Neighbor Cliff Stiklestad, spoke on behalf of safety concerns from his gun repair shop. Commission discussion occurred; Commission Roll call vote, vote to deny passed unanimously based on the safety concerns near Cliff's gun repair shop.

Plat Recommendation, Greg Himley- Bakke East Acres Sixth Addition – Located in Government Lots 3 and 4 of Section 23, Township 113 North, Range 52 West of the 5th Prime Meridian, Hamlin County, South Dakota. Zoning Officer presented plat request; motion by Pantzke, 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 Recommendation, Peder Haugan- Lot 3A, Block 1 Myers Addition, in Former Block 1 Myers Addition, in the West ½ of the Southeast ¼ and in the East ½ of the Southwest ¼, all 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 Noem, 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.

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. The preliminary plan was postponed at the April 22, 2024 meeting to allow the applicant, staff and Norden Township board to provided additional details to the requested information from the board. Public comments were heard at the April 22, 2024 meeting. Zoning Officer summarized the concept and preliminary plan request; motion by Prouty, second by Fedt to approve the preliminary plan and authorize 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 and in regards to additional information requested at April 22, 2024 meeting; Public comment has been heard and is no longer required, but Wiarda opened for comments; Dave Anderson spoke on behalf of the Norden Township Board in regards to request of further plan for existing roads; Opponents and neutral parties Randy Eisenbiez, Mike Parker, Shelley Nelson, Greg Lewis, Roger Degrood, Jim Jacobsen, Ken Kirk, Lorne Pankratz, Dan Nefzger, Deb Eisenbiez and several others sited concerns about the roads in the area, the waterway that is proposed to be a marina and access going north out of the proposed development; Wiarda closed comments; board discussion occurred, board direction for staff to research to ensure W Lake Dr is platted or easement; additional notes and board directions were noted by staff to be requested and possibly further implemented by applicant. Motion by Prouty, Second by Fedt to Postpone the decision until next meeting to allow staff to obtain more information regarding platted road width and/ or easement.

Motion by Noem, Second by Fedt to initiate amendment to ordinance, Section 3.04.06.5; Tesch presented section and possible changes; Board discussion occurred: Commission Roll Call vote, vote passed unanimously for staff to present amendment at next meeting.

There were no items for the open.

Two items discussed during the staff report:

Motion by Noem, Second by Fedt to initiate amendment to ordinance, Section 3.04.06.5; Tesch presented section and possible changes; Board discussion occurred: Commission Roll Call vote, vote passed unanimously for staff to present full amendment at June 24th meeting.

Board discussion to move up the time of the June 24th meeting to 6:00 pm, approved.

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 10:12 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.