

Hamlin County Planning Commission Staff Report
Monday December 22, 2025 at 1 pm

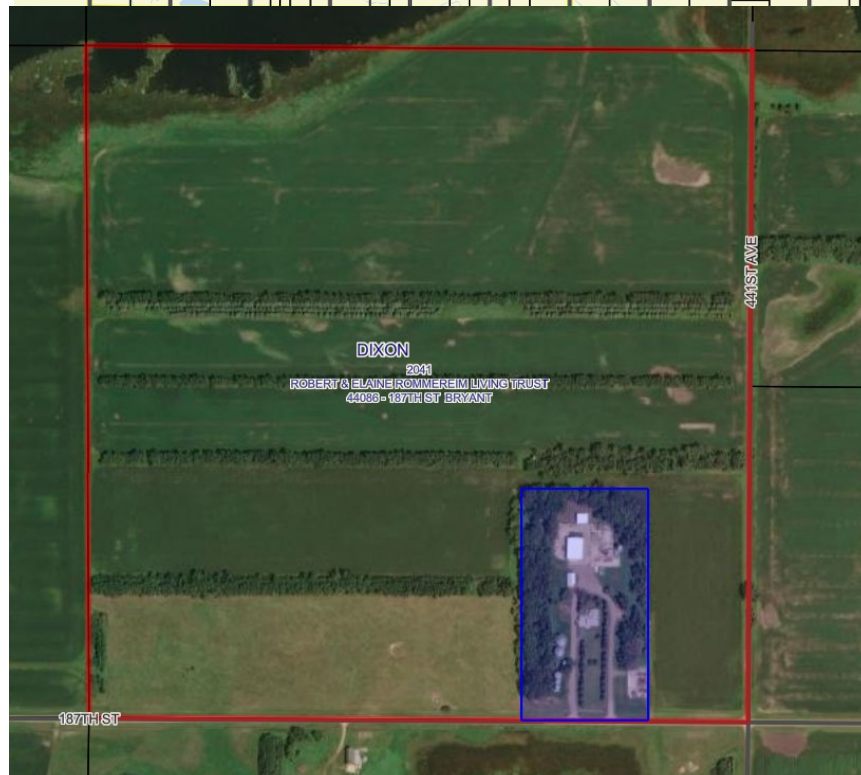
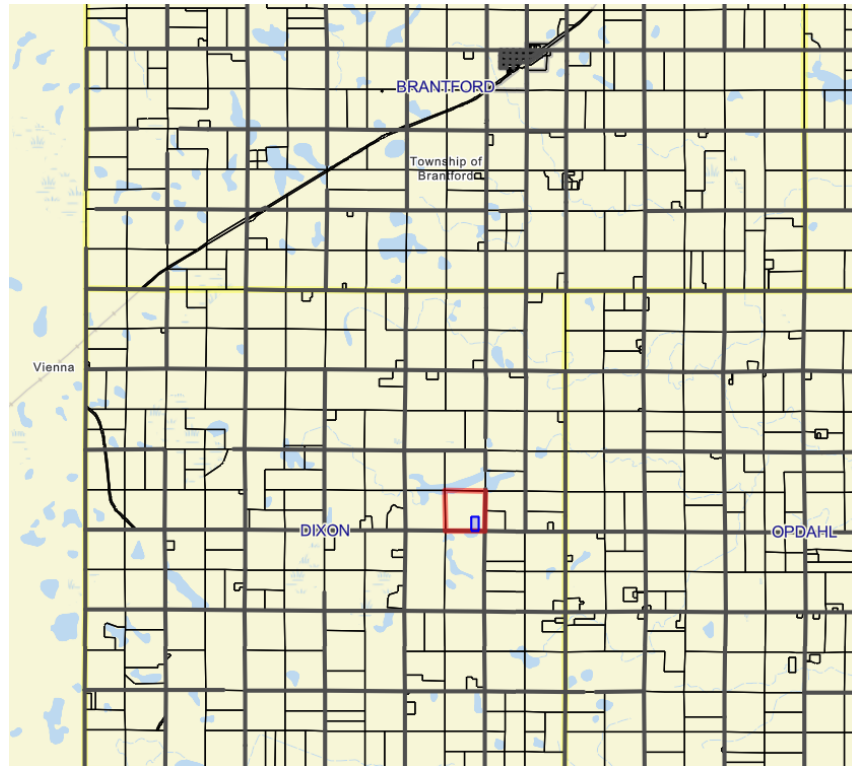
ISSUE #1 Plat

Applicant/ Owner: ROBERT & ELAINE ROMMEREIM LIVING TRUST

Property Description: Rommereim Addition – Located in the Southeast $\frac{1}{4}$ of Section 14, Township 114 North, Range 55 West of the 5th P.M., Hamlin County, South Dakota.

Zoning Designation: “A- Agricultural”

Action Items – Plat



Sheet 1 of 3

ROMMEREIM ADDITION
10.5 ACRES,
MORE OR LESS

S89°41'02"E 500.0'

N0°21'39"E 915.0'

915.0'

S0°21'39"W 915.0'

N89°41'02"W 500.0'

187th STREET

440th AVENUE

441st AVENUE

SECTION LINE

SECTION LINE R.O.W.

SECTION LINE

SECTION LINE R.O.W.

SW SEC. COR. SEC. 14-114-55

SE SEC. COR. SEC. 14-114-55

IRON PIN

CAPPED IRON PIN

C/O EXISTING ACCESS

1338.37'

1300'

1"=150'

DECEMBER, 2025

MONUMENT SET LS 12755

MONUMENT RECOVERED AS NOTED

SUBJECT TO EASEMENTS OF RECORD.

HUPPLER
LAND SURVEYING

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Ordinance regarding this request:

1. Plat is zoned Agricultural.
2. Applicant meets the requirements for the administrative approval of permits; however, they need to plat this in accordance with the subdivision ordinance.
3. This plat meets the requirements to skip the Concept Plan and Preliminary Plan process.

Staff Summary & Recommendation

The applicant has provided documentation of its ability to meet the requirements of the Subdivision Ordinance. Staff recommends this plat be forwarded to the commissioners.

Planning Commission Action:

The Commission may: 1) Postpone the decision 2) Recommend conditional approval or denial to County Commission.

Issue #2 Ordinance Amendment 2025- 04

Staff Summary and Recommendation

Section 3.05.03 Conditional Uses

1. Implement sales and service.
2. Truck terminals and freight warehouses.
3. ~~Seed sales and grain storage, fertilizer and chemical storage and sales.~~
4. Highway and street maintenance shops operated by a government institution.
5. Welding and machine shops.
6. Gas, oil and liquid propane stations including bulk stations.
7. Public and private utilities.
8. Livestock sales.
9. Contractors' shops and yards including offices when in conjunction with a shop or yard.
10. Wholesale distributing companies.
11. Restaurants.
12. Motels, hotels.
13. Off-site premise signs.
14. Commercial stables.
15. Veterinary clinics.

16. Wireless Telecommunications Towers and Facilities.
17. Seasonal retail stands utilizing a permanent structure.
18. Commercial orchards, tree farms, truck gardening, nurseries and greenhouses.
19. Public buildings or facilities erected or established and operated by any governmental agency.
20. Convenience store/Service station.
21. Agricultural product processing facilities such as ethanol plants and corn/soybean processing.
22. Adult uses.
23. Commercial storage garages.
24. Kennel with or without animal grooming.
25. Recreation vehicle sales and park.
26. Bar/Tavern.
27. Wind Energy Systems (WES).
28. Private Wind Energy System (PWES).
29. Light manufacturing.
30. Commercial animal husbandry service.

Section 3.04.04 Conditional Uses

1. Airports and airstrips.
2. Church or cemetery.
3. Golf course, golf driving range, clubhouse.
4. Sand, gravel or quarry operation; mineral exploration and extraction; rock crushers; and concrete and asphalt mixing plants provided they meet the requirements of Chapters 5.21 and 5.28, as applicable.
5. Agricultural Truck Wash (Subject to Chapter 5.40)
6. Institution farms.
7. Bed and breakfast home. (See Chapter 5.33)
8. Domestic sanitary sewer treatment plant/facility; provided they meet the requirements of Chapter 5.30.
9. Class A, Class B, and Class C Concentrated Animal Feeding Operations. (See Chapter 5.25) including off site manure containment systems for new or existing CAFO's.

10. Commercial stables.
11. Veterinary clinics.
12. Junkyards/salvage yards, provided that they meet the following minimum requirements and other restrictions that the Planning Commission may deem appropriate provided they meet the requirements of Chapter 5.31.
13. Water pumping stations, elevated tanks and similar essential public utilities and service structures.
14. Wireless Telecommunications Towers and Facilities. (See Chapter 5.23)
15. Commercial public entertainment enterprises not normally accommodated in commercial areas, including but not limited to, the following: music concerts, rodeos, tractor pulls, and animal and vehicle races;
16. Seasonal, roadside retail stands utilizing a permanent structure.
17. Extended home occupation (See Chapter 5.19).
18. Livestock sales barns (Subject to Chapter 5.25).
19. Sanitary Landfills, Rubble sites, composting sites, waste tire sites, restricted use sites, and other sites governed by the South Dakota Department of Environment and Natural Resources permits for solid waste provided they meet the requirements of Chapter 5.29.
20. Fur farms and kennels.
21. Wind Energy System (WES). (See Chapter 5.22).
22. Commercial orchards, tree farms, truck gardening, nurseries, greenhouses, and other horticultural services.
23. ~~Reserved.~~ **Seed sales, fertilizer and chemical storage and sales.(Subject to Chapter 5.35)**
24. Type B manufactured home.
25. Contractor shops and yards.
26. Off-site signs.
27. Public buildings or facilities erected or established and operated by any governmental agency.
28. Reserved.
29. Earthen storage basin or lagoon used for manure storage.
30. Commercial storage garages (Subject to Section 3.07.09.9).
31. Irrigation of manure, processed generated wastewater, process wastewater of effluent through irrigation pivot or traveling gun (subject to County Manure Application Setbacks).
32. Private Wind Energy Conversion System (PWECS) (See Chapter 5.26).
33. Temporary structures used for the sale of fireworks between June 27th and July 5th provided that there have been no

past complaints or violations regarding previous sales.

34. Religious farming communities.

35. Target/shooting ranges. (See Chapter 5.38)

36. Agribusiness Activities

BE IT ORDAINED by the Board of County Commissioners of Hamlin County, South Dakota that, CHAPTER 5.35 AGRIBUSINESS ACTIVITIES Section 5.35.01 Intent of ARTICLE V SUPPLEMENTAL REGULATIONS, which was adopted by Ordinance #2011-2, an Ordinance Amending Ordinance #2005-1, as amended, of the Zoning Ordinance of Hamlin County be amended by deleting the following text in strikethrough font and adding the following text in bold and underlined font:

CHAPTER 5.35. AGRIBUSINESS ACTIVITIES

Section 5.35.01. Intent

Agribusiness activities include identified commercial activities involving the handling, storage, processing and shipping of farm products. **For the purpose of this ordinance, Commercial seed sales, fertilizer and chemical storage and sales shall be considered agribusiness activities and regulated in accordance with this Chapter.** Agribusiness activities are operated as a principle use on a property and are not operated accessory to residential uses. The following commercial activities may be considered agribusiness activities if operated in accordance with the requirements contained in Section 5.35.02:

1. Custom fertilizer/herbicide application;
2. Custom planting;
3. Custom harvesting;
4. Grain storage;
5. Processing of products raised or grown by the landowner or operator.
6. **Seed sales, fertilizer and chemical storage and sales.**

Supplemental Regulations/Requirements

Section 5.35.02 Requirements

~~1. Agribusiness activities must have access to concrete or bituminous asphalt, or gravel street.~~

1. Access to and road type:

	Concrete	Bituminous Asphalt	Gravel
Custom Fertilizer/ Herbicide Application	Allowed	Allowed	Allowed
Custom Planting	Allowed	Allowed	Allowed
Custom Harvesting	Allowed	Allowed	Allowed

Grain Storage	Allowed	Allowed	Not Allowed
Processing of products raised or grown by the Landowner or operator	Allowed	Allowed	Not Allowed
Seed Sales, fertilizer and chemical storage and sales.	Allowed	Allowed	Not Allowed

2. Operators of agribusiness activities shall enter into and comply with a haul road agreement for the applicable streets if deemed necessary by the applicable road authority for the maintenance of identified haul routes attendant to the operation of the proposed business.
3. Lighting on the site shall be limited to downward directed lights or other lighting customarily used for agricultural operations.
4. The number, size, and illumination standards for signs shall be determined by the Board of Adjustment.
5. No equipment or process shall be used **in such a manner** ~~extended home occupation~~ which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses off the lot. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers off the premises or causes fluctuations in line voltage off the premises.
6. All vehicles and equipment stored outside shall be operable.
7. Permits for Agribusiness activities are specific to a single use listed in Section. An agribusiness activity may only be changed to another agribusiness activity if specifically authorized by the Board of Adjustment.
8. Permits for Agribusiness activities may be transferred, unless otherwise stated by the Board of Adjustment.

Section 5.35.03: Applications

1. Application for Agribusiness activities shall be filed with the zoning officer. The application shall contain the following:
 - a. The address of the property and the legal description.
 - b. The name of the project and/or business.
 - c. Physical dimensions and locations of the property, existing structures, and proposed structures
 - d. A detailed description of what activities will occur on the entire property
 - e. Distance from all building lines to the property lines at the closest points
 - f. Maximum number of employees expected to be employed at the site.
 - g. Hours of operation. (If it is expected that hours of operation will vary depending upon the season, the applicant should state minimum and maximum hours of operation and when those minimum and maximum hours are expected.)

- h. Number and type of vehicles expected to use the site each day.
- i. Parking lots or spaces; designate each space, give dimensions of the lot, stalls and aisles (if applicable).
- j. Names and locations of proposed haul roads.
- k. Proposed grading and drainage pattern.
- l. Phasing plan for development (if more than one phase is planned).
- m. Any other information required to determine compliance with this Chapter.

Planning Commission Action: The Commission may: 1) Postpone the decision 2) Recommend conditional approval or denial to County Commission.