

Parcel 5157

BP 2025-37 (Grey) Timeline

September 12, 2024 – Received building permit application (electronically, See #1 & Application Summary)

September 19, 2024 – Email to contractor (Jordan Bonestroo/ Prairie Grass Construction):

Indicating South property line setback as 30', 25' with adjoining land owner and road authority sign off.

Questioned sidewall height showing as 25'

Indicated flood plain requirements of an Elevation Certificate

October 2, 2024 – Received a voicemail from contractor on building permit status.

October 3, 2024 – Talked to contractor in regards to requirements that had previously been requested on the permit. Contractor requested a copy of the ordinance.

October 3, 2024 – Email to contractor the Hamlin County Ordinance.

November 11, 2024-Email from contractor with survey sketch of proposed building. (See #2 158 North Lake Drive Survey)

November 12, 2024 – Email to contractor indicating an elevation certificate is an official FEMA Form.

November 12, 2024 - Email from contractor asking for the FEMA form.

November 12, 2024 – Email to contractor indicating it is a FEMA form and he will need to work with his surveyor to complete it.

November 21, 2024 – Email from contractor with Elevation Certificate.

December 3, 2024 – Email from contractor indicating they are going to build a detached garage.

December 3, 2024 – Email to contractor requesting updated site plan showing setbacks, indicating the setback requirements (30' from right of way/ access easements and 8' side yard). Indicated sidewall showing at 20', will needing sign off for over height or step in to show separation.

December 3, 2024 – Email from contractor asking what the step in would need to be.

December 5, 2024 – Email to contractor indicating 30' setback from North and South property line, 8' setback from East and West property line and 12" step in.

December 16, 2024 – Email from contractor with updated sketch (see #4 2435 Updated) and asking what the process is for neighbor signatures.

December 19, 2024- Email to contractor the Special Permitted Use form, for sign off of reduced setback.

February 7, 2025 – Email from contractor indicating a change in the plan, attachment did not open.

March 6, 2025 – email from contractor with updated sketches (see #6 Layout and #6 Section)

March 10, 2025 – Email to contractor with notice of issuance and fee of \$444.

March 13, 2025 – Email to contractor requesting mailing address for building permit.

March 13, 2025 - email from contractor asking if he can pick up the building permit, picked up the building permit.

December 3, 2025 – Called contractor in regards to the structure size. He indicated that he would send over the sign off sheet for the height of the structure and that the setback to the north property he would dispute. Follow up email to contractor giving him until December 5, 2025 to provide the signed SPU for the over height and reduced South setback.

December 8, 2025 – have not received any additional information from the contractor or property owner.

December 16, 2025 – Sent “Grey Prairie Grass Const Violation Letter.”

December 30, 2025 – Carey Miller (Woods Fuller) (Email) requested a continuance due to holidays on behalf of the Greys.

December 31, 2025 – Email to Carey Miller (Woods Fuller) granting an extension for “submitting a plan for removal or bringing the structure into compliance” to January 30, 2026. Also noted the deadline for appeal of the decision of the Zoning Officer as January 6, 2026.

December 31, 2025 – Justin Bergeson (Woods Fuller) (Email) requested copy of Hamlin County Zoning Ordinance. (Email responded to by / ordinance sent back same day.)

January 5, 2026 – Justin Bergeson (Woods Fuller) (Email) Questioned who to submit/send an appeal to.

January 5, 2026 – Email to Justin Bergeson (Woods Fuller) with appeals application offering the ability to electronically submit the appeal over email.

January 6, 2026 – Justin Bergeson (Woods Fuller) emailed Notice of Appeal with supporting documents. (Originals received in Mail)

January 23, 2026 – Email to Justin Bergeson (Woods Fuller) outlining appeals, describing fees, and potential avenues of compliance in lieu of certain appeals. Email included (memorandum of response “Woods Fuller Response RE Grey;” Appeals Process; Waiver for overheight shed; PSU Reduced LP Front Setback; Special Permitted Use Application.)

January 26-27, 2026 – Emails between Justin and Luke regarding fees.

January 30, 2026 - Justin Bergeson (Woods Fuller) emailed 1) Grey Proposed Plan; 2) Sidewall SPU Application; 3) SD Highway 28 setback SPU application; 4) N. Lake Drive Setback Application; 5) Stephanie Grey Affidavit; 6) Alan Grey Affidavit. (Originals received in Mail)

February 11, 2026 – Notice of Hearing published in the newspaper

February 13, 2026 – Notice of Hearing mailed to applicant (and emailed to representative.)