

Hamlin County Planning Commission – DRAFT

Date transcribed: February 24, 2026

The Hamlin County Planning Commission met on February 23, 2026, at the Hamlin County 4-H Building in Hayti, SD. Board Members present were Robbie Fedt, Martin Prouty, Scott Popham, Stuart Schubloom, Alex Holzwarth, Jesse Saathoff, Riley Buck. Also present: Zoning Officers Luke Muller and Carla Heuer, First District Association of Local Governments' Executive Director Todd Kays, and State's Attorney John Delzer. Applicant/ Public in attendance: Dan Nefzger and Robin Nefzger.

Vice Chair Schubloom called the Board of Adjustment meeting to order at 2:20 P.M. Heuer confirmed all board members present.

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

Ex Parte communication or conflict of interest – Holzwarth disclosed a personal relationship with the owner of the property included in the Holzwarth Plat. He stated that he has no financial interest in, and will receive no financial benefit from the plat.

Motion by Fedt, Second by Buck to approve the Planning Commission Agenda. Voice call vote. Motion CARRIED (7-0).

Motion by Fedt, Second by Holzwarth to approve the December 22, 2025, Planning Commission Minutes. Voice call vote. Motion CARRIED (7-0).

New Business:

Nefzger – Plat of Nefzger Windbreak Fifth Addition located in the Southwest ¼ of Section 16, Township 113 N, Range 52 W of the 5th P.M., Hamlin County, South Dakota. Heuer introduced the plat request. Motion by Popham, Second by Prouty to recommend the plat's approval to the County Commission. Heuer presented the staff report. The applicant was present to speak on behalf of the plat. Commission discussion occurred. Voice call vote. Motion CARRIED with the condition that no additional plats for the subdivision will be approved unless a Concept and Preliminary Plan are first approved (7-0).

Nefzger – Plat of Nefzger Windbreak Sixth Addition located in the Southwest ¼ of Section 16, Township 113 N, Range 52 W of the 5th P.M., Hamlin County, South Dakota. Heuer introduced the plat request. Motion by Holzwarth, Second by Buck to recommend the plat's approval to the County Commission. Voice call vote. Motion CARRIED with the condition that no additional plats for the subdivision will be approved unless a Concept and Preliminary Plan for the subdivision are first approved (7-0). The applicant, Dan Nefzger was present to speak on behalf of the plat. Nefzger explained that the plat has been updated to add approximately an additional width of forty feet (40') to the southwest corner of Lot 2. Voice call vote. Motion by Fedt, Second by Prouty to reconsider the Plat of Nefzger Windbreak Sixth Addition located in the Southwest ¼ of Section 16, Township 113 N, Range 52 W of the 5th P.M., Hamlin County, South Dakota. Voice call vote. Motion CARRIED (7-0).

Reconsideration of Nefzger – Plat of Nefzger Windbreak Sixth Addition located in the Southwest ¼ of Section 16, Township 113 N, Range 52 W of the 5th P.M., Hamlin County, South Dakota. Substitute Motion by Holzwarth, Second by Buck to recommend the the plat's approval as presented by the applicant to the County Commission. Motion CARRIED with the condition that no additional plats for the

subdivision will be approved unless a Concept and Preliminary Plan for the subdivision are first approved (7-0).

Mortenson – Plat of Mary Lou Little Second Addition located in the Northeast ¼ and Southeast ¼ of Section 25, Township 115 N, Range 53 W of the 5th P.M., Hamlin County, South Dakota. Heuer introduced the plat request. Motion by Fedt, Second by Holzwarth to recommend the plat's approval to the County Commission. Heuer presented the staff report. No discussion. Voice call vote. Motion CARRIED (7-0).

Tripp – Plat of Lot 11B, Block 3, Eisele's Subdivision in Government Lot 1 located in Section 34, Township 113 N, Range 52 W of the 5th P.M., Hamlin County, South Dakota. Heuer introduced the plat request. Motion by Prouty, Second by Fedt to recommend the plat's approval to the County Commission. Heuer presented the staff report. No discussion occurred. Voice call vote. Motion CARRIED (7-0).

Casanova – Plat of Lot 5C of Mundt's Subdivision in Government Lot 1 located in Section 31, Township 113 North, Range 52 West of the 5th P.M., Hamlin County, South Dakota. Heuer introduced the plat request. Motion by Prouty, Second by Fedt to recommend the plat's approval to the County Commission. Heuer presented the staff report. Commission discussion occurred. Voice call vote. Motion CARRIED (7-0).

Spencer – Plat of Spencer Second Addition located in Outlot 1, Government Lot 1, in Section 16, Township 113 North, Range 52 West of the 5th P.M., Hamlin County, South Dakota. Heuer introduced the plat request. Motion by Prouty, Second by Fedt to approve recommend the plat's approval to the County Commission. Heuer presented the staff report. Commission discussion occurred. Voice call vote. Motion CARRIED (7-0).

Arnold – Plat of Arnold Fifth Addition located in the Southwest Quarter of Section 30, Township 115 North, Range 54 West of the 5th P.M., Hamlin County, South Dakota. Heuer introduced the plat request. Motion by Prouty, Second by Fedt to recommend the plat's approval to the County Commission. Heuer presented the staff report. Commission discussion occurred. Voice call vote. Motion CARRIED with the condition that an affidavit documenting the transfer of residential building right be recorded to reflect the updated legal descriptions (7-0).

Langten – Lot A & Lot B of Block 1, Saaranen's Addition located in Government Lot 2 of the Northeast Quarter of Section 16, Township 113 North, Range 52 of the 5th P.M., Hamlin County, South Dakota. Heuer introduced the plat request. Motion by Prouty, Second by Fedt to recommend the plat's approval to the County Commission. Heuer presented the staff report. Commission discussion occurred. Voice call vote. Motion CARRIED with the condition that no building permits will be issued for Lot A or Lot B until a replat of Lot B with Lot 5A Block 2 of Saaranen's Addition is recorded (7-0).

Holzwarth - Plat of Holzwarth Second Addition located in the Northwest ¼ of Section 17, Township 115 N, Range 54 W of the 5th P.M., Hamlin County, South Dakota. Heuer introduced the plat request. Motion by Prouty, Second by Fedt to recommend the plat's approval to the County Commission. Heuer presented the staff report. No discussion occurred. Voice call vote. Motion CARRIED (7-0).

Lake Nordan Township Shelterbelt Discussion – Discussion Only; No Action.

There were no items for the open.

Staff report:

Kays and Muller explained upcoming legislation.

With no further business, Motion by Fedt, Second by Prouty to adjourn the Hamlin County Board of Adjustment meeting. Voice call vote. Motion CARRIED (7-0). Meeting adjourned at 3:15 P.M.

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.