

CLARK COUNTY
CONDITIONAL USE/VARIANCE APPLICATION

PERMIT NUMBER _____

APPLICANT (PRINT): Lamar Hutterian Brethren, Inc. PHONE: 605-233-0362

ADDRESS: 510 Fordham Drive, Carpenter, SD 57322

OWNER (PRINT): _____ PHONE: _____
IF DIFFERENT THAN APPLICANT

ADDRESS: _____

I/WE, THE UNDERSIGNED, DO HEREBY PETITION THE BOARD OF ADJUSTMENT OF THE CLARK COUNTY SOUTH DAKOTA, TO ISSUE A CONDITIONAL USE PERMIT OR VARIANCE FOR THE PROPERTY DESCRIBED AS:

(CIRCLE APPROPRIATE)

LEGAL DESCRIPTION (Please print or type)

Section 28, T117N R58W and the southeast quarter of section 21, T117N R58W

GENERAL AREA OR STREET ADDRESS: _____

EXISTING LAND USE: Ag EXISTING ZONING: Ag

SIZE OF PARCEL: ACRES 800 +/- LOT DIMENSIONS: WIDTH _____ LENGTH _____ DEPTH _____

SURROUNDING LAND USE
NORTH: Ag
SOUTH: Ag
EAST: Ag
WEST: Ag

PLEASE DESCRIBE WHAT YOU PROPOSE TO DO AND WHY YOU ARE SEEKING A CONDITIONAL USE PERMIT (attach a separate sheet of paper if necessary)

Development of a Religious Farming Community, (Section 2.04.04.7). Please see attached for additional information.

IF YOUR ARE SEEKING A VARIANCE PLEASE PROVIDE A BRIEF STATEMENT OF THE VARIANCE DESIRED AND PLEASE STATE THE HARDSHIP REQUIRING RELIEF. (Proof of hardship is on the applicant - Hardship examples are odd size or shape of the lot, unusual topography, etc. attach a separate sheet of paper if necessary)

SIGNATURE OF APPLICANT (Kenneth A. Wollmann)

SIGNATURE OF OWNER (IF DIFFERENT THAN APPLICANT) _____

NOTE: A SKETCH OF PROPOSED PROPERTY SHALL ACCOMPANY THIS APPLICATION, SHOWING THE FOLLOWING:

- | | |
|--|--|
| 1. NORTH DIRECTION | 5. LOCATION OF PROPOSED STRUCTURE ON LOT |
| 2. DIMENSIONS OF PROPOSED STRUCTURE | 6. DIMENSIONS OF FRONT AND SIDE SET BACKS |
| 3. STREET NAMES | 7. LOCATION OF ADJACENT EXISTING BUILDINGS |
| 4. OTHER INFORMATION AS MAY BE REQUESTED | |

THE BOARD OF ADJUSTMENT MAY REQUIRE THAT SUCH PLANS BE PREPARED BY A REGISTERED ENGINEER OR LAND SURVEYOR.

***PLEASE USE THE ATTACHED SKETCH INSTRUCTION SHEET FOR AN EXAMPLE.*

FOR OFFICIAL USE ONLY

DATE FILED WITH ADMINISTRATIVE OFFICIAL: _____
FEE PAID (NON-REFUNDABLE): _____ YES _____ NO
DATE OF HEARING: _____
ACTION BY BOARD OF ADJUSTMENT: _____



April 16, 2026

Mr. Jarvis Reidburn
Clark County Equalization Office
Clark County Courthouse
Clark, SD 57225

Re: Proposed Lamar Colony Conditional Use Permit Application.
Clark County, SD
VPS Project No. 24026L

Dear Mr. Reidburn:

Please find included in this letter information relevant to the above-mentioned project. This information is provided for your evaluation of a formal conditional use application. The project in question consists of a proposed religious farming community of Hutterian Brethren proposed to be located in section 28, T117N R58W, as well as in the southeast quarter of section 21, T117N R58W.

Lamar Colony is a new Hutterian colony being formed by Fordham Colony. A site plan detailing the location of proposed structures, existing site topography, shelterbelts, roadways and other site features is included in the attached drawings. Locations of the proposed components that will be included in the farming community are shown on the site plans, including proposed wastewater collection and treatment system components.

Religious Farming Community Conditional Use Permit Application

As a religious farming community, Lamar Colony (Colony) will include various activities some of which could require individual conditional use approval as noted in the Clark County zoning ordinance. These activities include agricultural, religious, residential/shared use, and educational as follows:

Agricultural

The Colony will be engaged in crop production. Within the proposed site development, a grain handling, storage and feed processing facility will be built. Agricultural equipment storage and service will be provided within the shop buildings noted on the site map. A scale will be located adjacent to the grain handling facilities.

On site animal production for Colony use will consist of cattle, chickens, and ducks. The numbers of each may vary, but overall animal units (AU) will not exceed 299 AU at any time. This will classify the onsite animal production activities as a Class E Concentrated Animal Feeding Operation, as there are no potential water pollution hazards present.

Church/Cemetery

A church will be located within the central community building within the housing area. This building will also house the kitchen and other community activities.

A cemetery is also proposed as shown on the site map.

Residential Housing and Shared Use Areas

The largest area of development is the residential and shared used areas. This includes housing units, central kitchen, central laundry facilities, multi-use building, shops, green space, and community garden areas. These facility locations are noted on the site map.

School

A school for Colony children is proposed at the location noted on the site map.

Wastewater Treatment Facility

A wastewater treatment facility will be constructed to serve the residents of the Colony. Further required details, as noted in the Clark County Zoning Ordinance, are included in a subsequent section of this letter.

Future Conditional Uses not included in this application

The following activities may be initiated on site in the future and will require a Conditional Use authorization at the time of addition. However, these will not be likely to be initiated within the two-year timeframe required. Locations for the proposed facilities are noted on the included site plan for reference.

Manufacturing

A future building housing light industrial manufacturing is proposed near the grain handling facility. This facility will produce roll-formed steel sections. This is an activity that will be moved from the existing Fordham Colony at a future date. Other onsite manufacturing could be considered in the future.

Concrete Batch Plant

A future concrete mixing and batching plant is proposed for internal use by the colony.

Commercial Feed Mill

A feed mill is proposed to manufacture animal feed products for commercial sale and for Colony use. Potential commercial sale of feed products produced by the mill may be considered in the future and would require a separate conditional use permit.

Wastewater Treatment Facility

The wastewater treatment system has been sized for the maximum population of the colony, which is expected to be 150 people. The system will consist of a gravity sewer network draining to a lift station and two-cell stabilization pond that has been sized for total retention and disposal by evaporation. The system was designed using a per capita flow rate of 75 gallons per day. The wastewater facility design will conform to all South Dakota Department of Agriculture and Natural Resources (DANR) requirements.

Chapter 4.31.2 of the Clark County Zoning Ordinance requests a site plan with the following information.

a. Present topography, soil types, and depth to groundwater

The attached site plan notes the present topography of the site. An attached soil map provides information on the surface soils around the proposed wastewater facility. Soil borings will be performed within the area of the proposed site as required by the DANR for approval of plans and specifications. The following review of published geologic data was performed to determine the potential suitability of the site.

A study of the geology and groundwater features of Clark County was performed by the SD Geological Survey and published in the report entitled “Geology and Water Resources of Clark County, South Dakota, Part I: Geology and Part II: Water Resources” (South Dakota Geological Survey Bulletin 29, 1986). Figures included with this letter indicate that it is unlikely that the site of the proposed wastewater treatment facility is located over any shallow aquifers less than 100 feet from the surface. This is further supported by the “First Occurrence of Aquifer Materials in Clark County” map published by the Department of Environment and Natural Resources (2001, of which a copy is attached). The proposed site is also not located within the Aquifer Protection Area zoning regions (A or B) noted on the included Clark County Zoning map. A summary of the findings is as follows:

The area surrounding the area of the proposed wastewater facility lies within an area of glacial aquifers. The subsurface is dominated glacial drift, typically 150–300+ feet of clay till containing sand and gravel deposits. These coarse soils were formed by glacial outwash allowing for the formation of glacial aquifer formations. Beneath the glacial drift, Pierre Shale forms the bedrock surface and acts as a confining layer.

These aquifers are typically encountered at depths of about 50 to 200 feet and range from roughly 10 to 50 feet thick. The expected depth to aquifer beneath the wastewater facility expected to be 50 – 100+ feet. However local perched water conditions may occur.

b, c and d. Location of existing water drainage, existing buildings, existing shelterbelts. Identification of roads leading to the site. Proposed changes at the site such as new shelterbelts, new buildings, changes in topography, new fence lines.

Drainage will be directed away from the proposed wastewater facility as indicated on the site plan. A FEMA flood hazard FIRMette is attached indicating that the area is of minimal flood hazard. Existing and proposed roadways and shelterbelts are noted. Proposed structures, roadways, and topographic changes are noted on the site plan.

e. Proposed monitoring wells, etc.

No monitoring wells are proposed. Plans and specifications will be reviewed by the DANR and evaluated for the need for monitoring.

f. No sewage treatment plant/facility will be allowed within one thousand three hundred twenty (1,320) feet from the property line of the sewage treatment plant/facility to the nearest residence; excluding: the residence of the sewage treatment plant/facility operator

The included site plan also indicates the required perimeter of 1320 feet from the parcel containing the wastewater treatment facility. No residences are located within this perimeter.

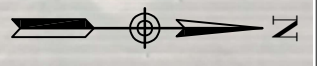
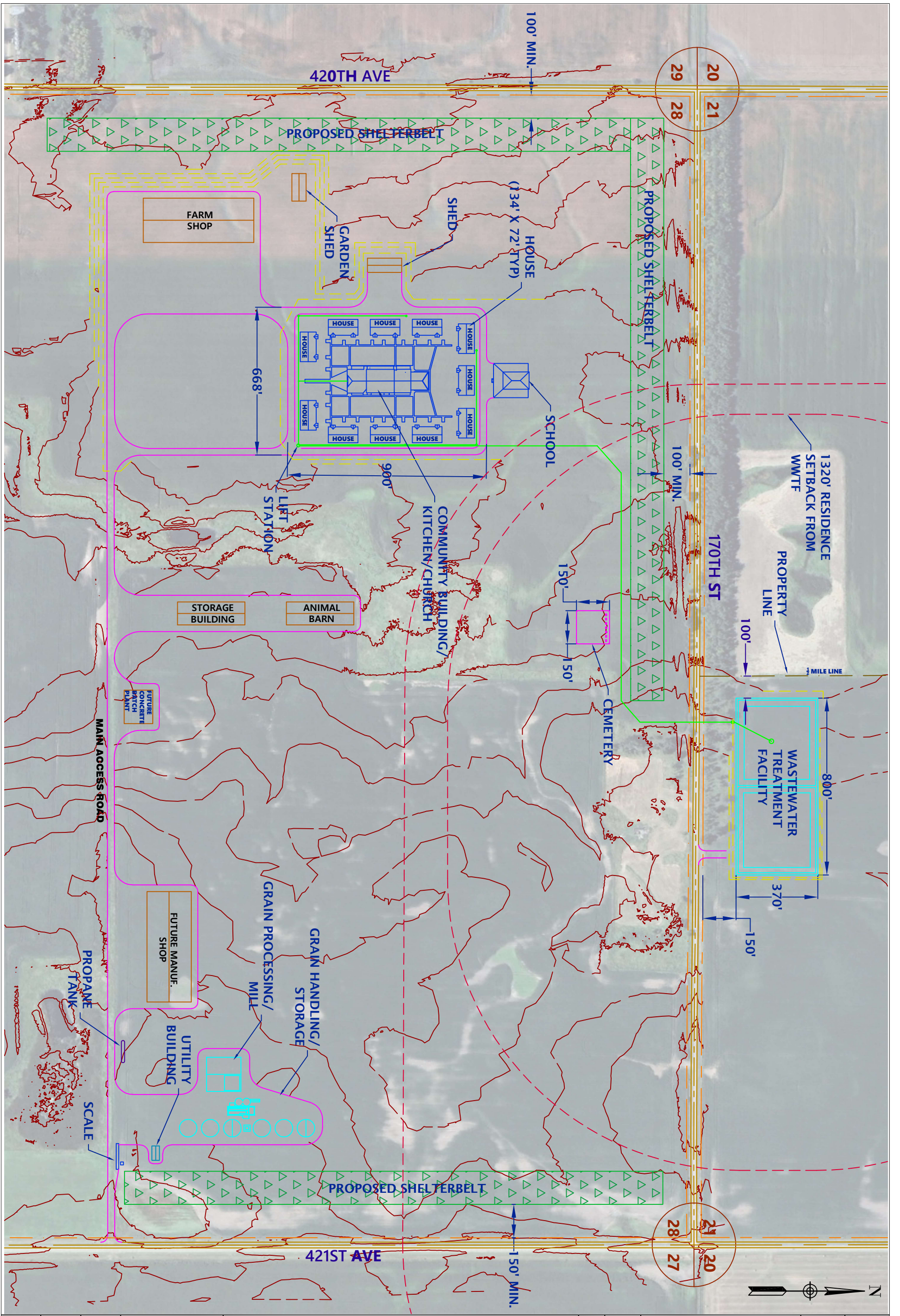
We hope the information included is helpful in considering the application. If there are any questions associated with the proposed Colony development, please contact me at any time.

Sincerely,

Brian Friedrichsen

Brian Friedrichsen, PE
Senior Environmental Engineer

Enc.



SITE PLAN

LAMAR HBI WWTF

VANTAGE POINT SOLUTIONS LLC

REV.	DATE	DESCRIPTION	BY	CHKD
DATE:	3/24/26	DRAWN:	RR	CHECKED:
			BF	

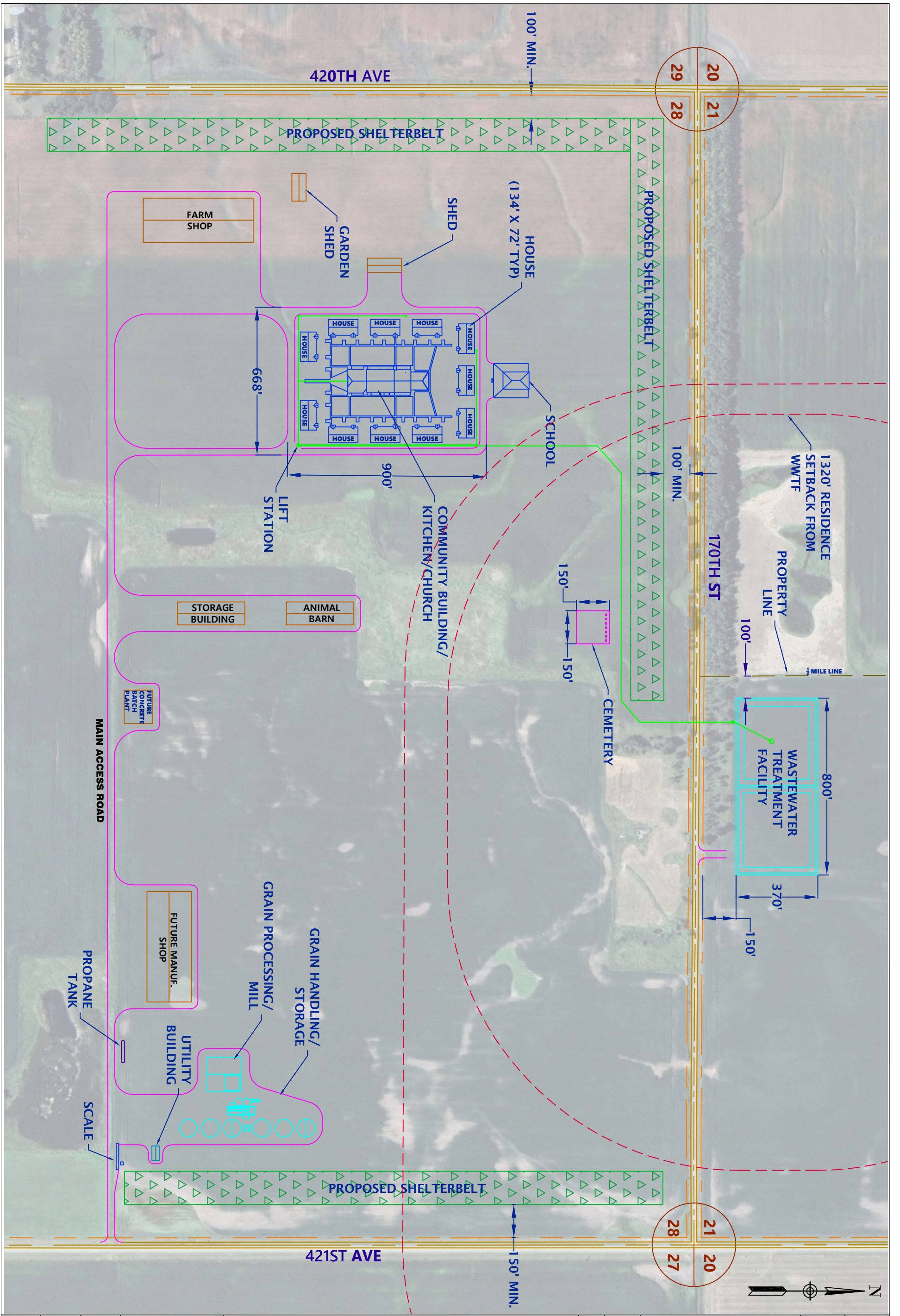
111 KANSAS AVE. SE, SUITE A, HURON, SD 57350



JOB NO:
24026L

SCALE:
1" = 400'

DWG:
1

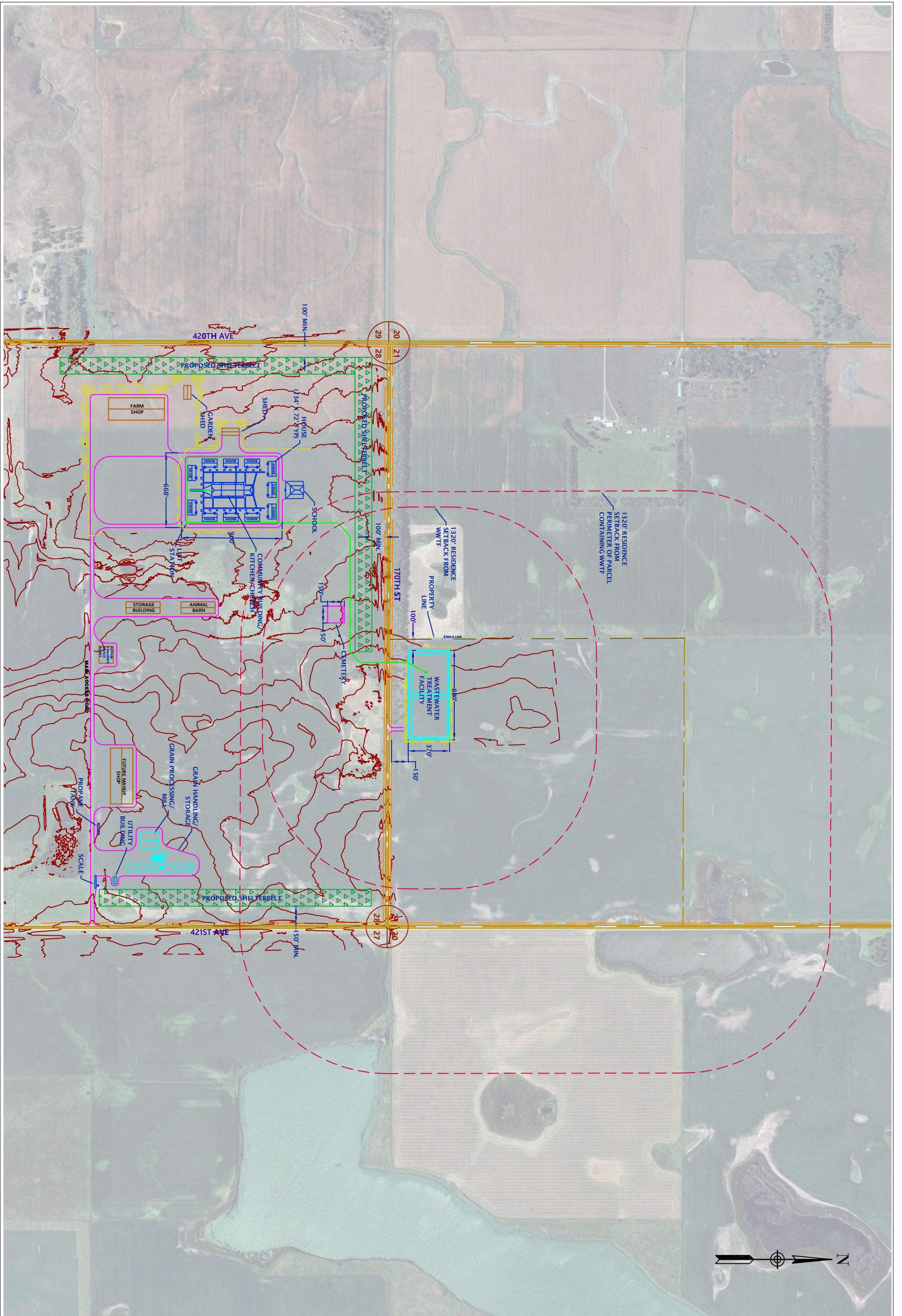


REV.	DATE	DESCRIPTION	BY	CHKD
DATE: 3/24/26		DRAWN: RR	CHECKED: BF	
111 KANSAS AVE. SE, SUITE A, HURON, SD 57350				

SITE PLAN
LAMAR HBI WWTF
 VANTAGE POINT SOLUTIONS LLC



JOB NO: **24026L**
 SCALE: **1" = 400'**
 DWG: **1A**



JOB NO: 24026L
SCALE: 1" = 800'
DWG: 2



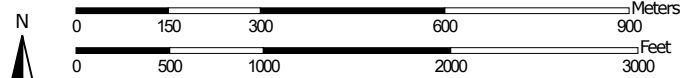
AREA MAP
LAMARR HBI WWTF
 VANTAGE POINT SOLUTIONS LLC

REV.	DATE	DESCRIPTION	BY	CHKD
DATE:	3/11/26	DRAWN:	RR	CHECKED:
			BF	
111 KANSAS AVE SE, SUITE A, HURON, SD 57350				

Soil Map—Clark County, South Dakota
(Lmar 28-117-58)



Map Scale: 1:12,300 if printed on A portrait (8.5" x 11") sheet.



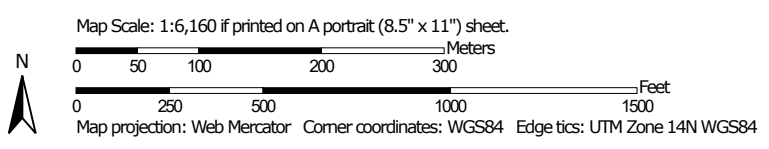
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 14N WGS84



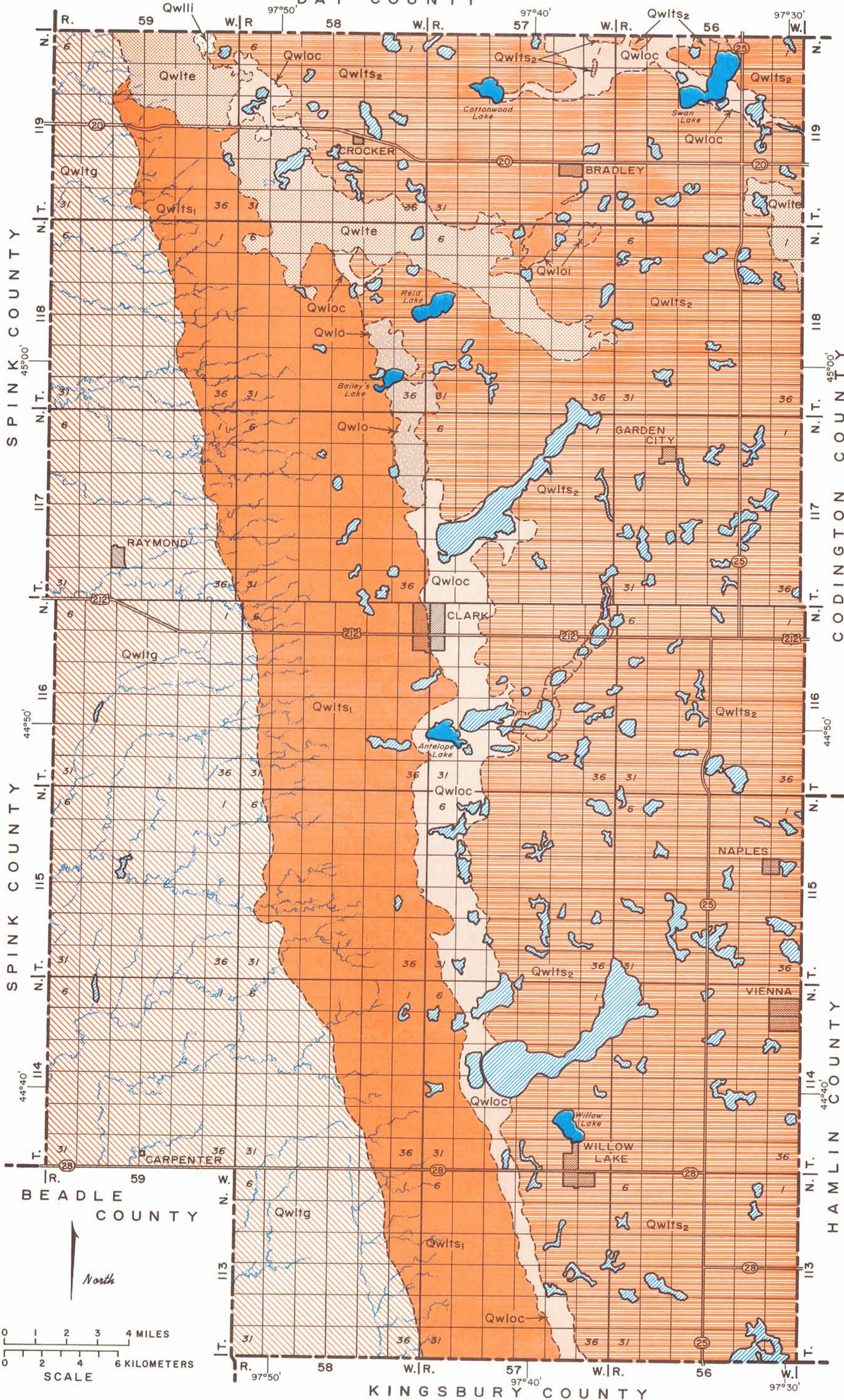
Soil Map—Clark County, South Dakota
(Section 21)



Soil Map may not be valid at this scale.



DAY COUNTY



SPINK COUNTY

SPINK COUNTY

SPINK COUNTY

CODINGTON COUNTY

HAMLIN COUNTY

BEADLE COUNTY

KINGSBURY COUNTY

North

0 1 2 3 4 MILES
0 2 4 6 KILOMETERS
SCALE

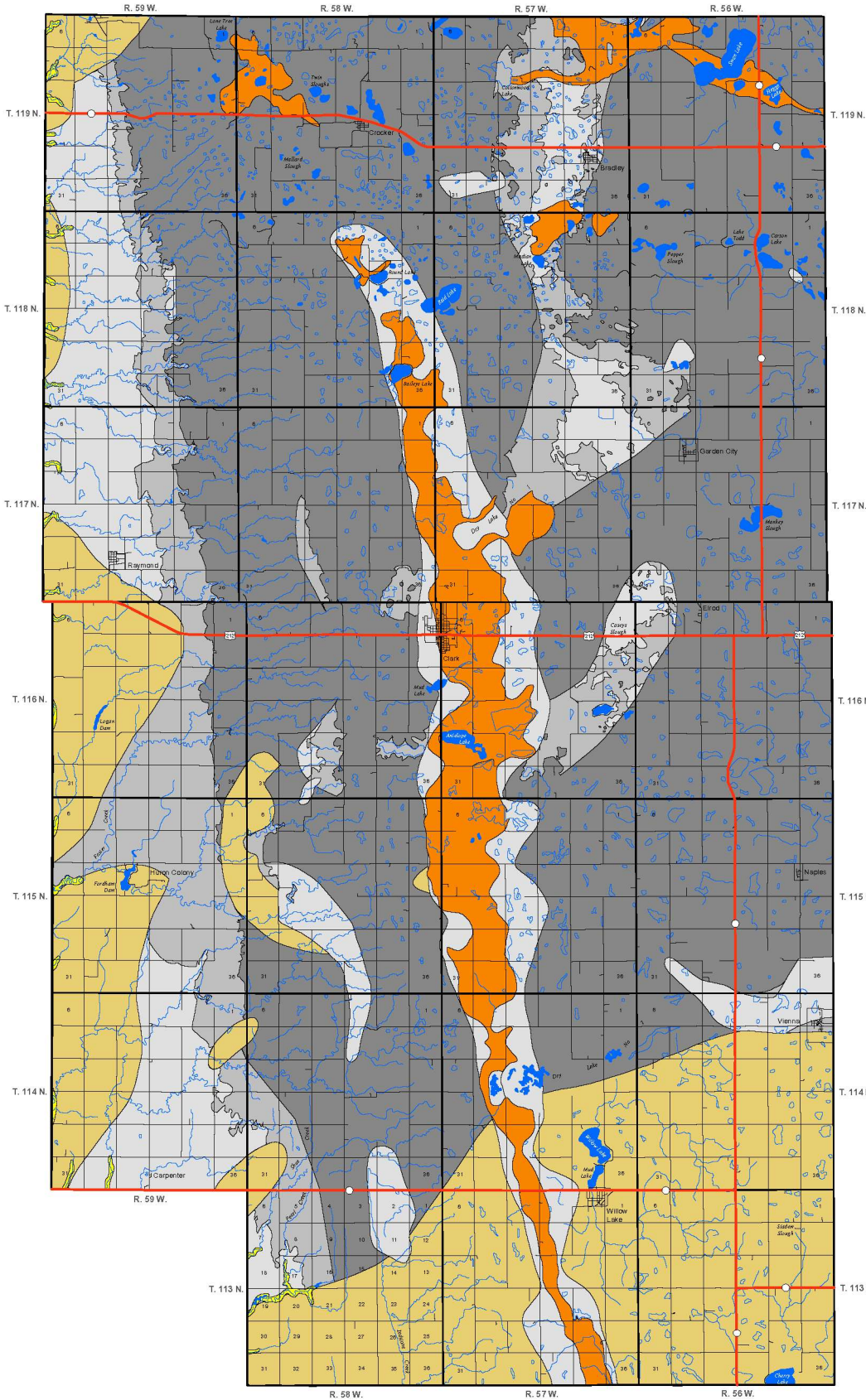
Map grid labels: Ranges 59, 58, 57, 56; Townships 119, 118, 117, 116, 115, 114, 113; Soil codes: Qwite, Qwloc, Qwits2, Qwlo, Qwltg, Qwltg1, Qwltg2, Qwltg3, Qwltg4, Qwltg5, Qwltg6, Qwltg7, Qwltg8, Qwltg9, Qwltg10, Qwltg11, Qwltg12, Qwltg13, Qwltg14, Qwltg15, Qwltg16, Qwltg17, Qwltg18, Qwltg19, Qwltg20, Qwltg21, Qwltg22, Qwltg23, Qwltg24, Qwltg25, Qwltg26, Qwltg27, Qwltg28, Qwltg29, Qwltg30, Qwltg31, Qwltg32, Qwltg33, Qwltg34, Qwltg35, Qwltg36, Qwltg37, Qwltg38, Qwltg39, Qwltg40, Qwltg41, Qwltg42, Qwltg43, Qwltg44, Qwltg45, Qwltg46, Qwltg47, Qwltg48, Qwltg49, Qwltg50, Qwltg51, Qwltg52, Qwltg53, Qwltg54, Qwltg55, Qwltg56, Qwltg57, Qwltg58, Qwltg59, Qwltg60, Qwltg61, Qwltg62, Qwltg63, Qwltg64, Qwltg65, Qwltg66, Qwltg67, Qwltg68, Qwltg69, Qwltg70, Qwltg71, Qwltg72, Qwltg73, Qwltg74, Qwltg75, Qwltg76, Qwltg77, Qwltg78, Qwltg79, Qwltg80, Qwltg81, Qwltg82, Qwltg83, Qwltg84, Qwltg85, Qwltg86, Qwltg87, Qwltg88, Qwltg89, Qwltg90, Qwltg91, Qwltg92, Qwltg93, Qwltg94, Qwltg95, Qwltg96, Qwltg97, Qwltg98, Qwltg99, Qwltg100; Water bodies: Cottonwood Lake, Swan Lake, Reid Lake, Bailey's Lake, Antelope Lake, Willow Lake; Towns: CROCKER, BRADLEY, GARDEN CITY, RAYMOND, CLARK, NAPLES, VIENNA, CARPENTER, WILLOW LAKE; Highways: 20, 25, 212, 28.

First Occurrence of Aquifer Materials in Clark County, South Dakota

Department of Environment and Natural Resources
 Division of Financial and Technical Assistance
 Geological Survey
 Aquifer Materials Map 2
 Ann R. Jensen, 2001

State of South Dakota
 William J. Janklow, Governor

South Dakota Geological Survey
 Dennis L. Ives, State Geologist



Explanation

This map is intended for use as a tool to aid in identifying areas underlain by aquifer material. The aquifer materials shown on this map are categorized below. This map does not show individual aquifers. There may be more than one type of aquifer material present in an area. However, only the aquifer material that would be first encountered is shown. Within the boundaries of any given map unit, there may be localized areas where aquifer material is absent. The thickness and permeability of aquifer material may vary significantly. Also, no attempt was made to distinguish between saturated and unsaturated material. Therefore, not all of the areas defined on this map may be an aquifer. Site-specific information should always be examined when making land management or water development decisions.

- Alluvium:** Consists of clay and silt with minor amounts of sand and gravel
 - Sand and Gravel:** First occurrence is generally at land surface
 - Sand and Gravel:** First occurrence is generally below land surface. May not be uniform in depth and thickness and may be discontinuous in lateral extent.
 - Sand and Gravel:** May not be uniform in depth and thickness and may be discontinuous in lateral extent.
 - Sand and Gravel:** May not be uniform in depth and thickness and may be discontinuous in lateral extent
 - Dakota Formation:** Consists of interbedded siltstone, sandstone, and shale
- Major highway
 Road
 Township boundary
 River or stream
 Lake
 Slough or intermittent lake

For township section numbering system, see T. 113 N., R. 58 W.

This map was developed from lithologic logs and published reports. The major sources of information were:

Christensen, C. M., 1987, *Geology and water resources of Clark County, South Dakota*; Part I, *Geology*, South Dakota Geological Survey Bulletin 29, 39 p.

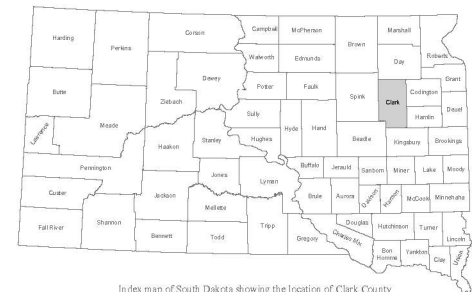
Hamilson, L. J., 1978, *Major aquifers in Clark County, South Dakota*; South Dakota Geological Survey Information Pamphlet 16, 9 p.

_____, 1986, *Geology and water resources of Clark County, South Dakota*; Part II, *Water resources*; South Dakota Geological Survey Bulletin 29, 62 p.

Schroeder, W., 1977, *Sand and gravel resources in Clark County, South Dakota*; South Dakota Geological Survey Information Pamphlet 15, 31 p.

South Dakota Geological Survey, Lithologic logs database

The Geological Survey, Department of Environment and Natural Resources, engages in an ongoing data collection and interpretation process. An outcome of this process is to reflect those interpretations on maps such as this one. Reasonable efforts have been made to ensure that this map accurately reflects the source data used in its preparation. This map is date specific. As additional data become available, geologic interpretations may be revised and the map may be updated by the Geological Survey. This map should not be enlarged or otherwise used in an attempt to interpret more detail than can be seen at the 1:100,000 scale.

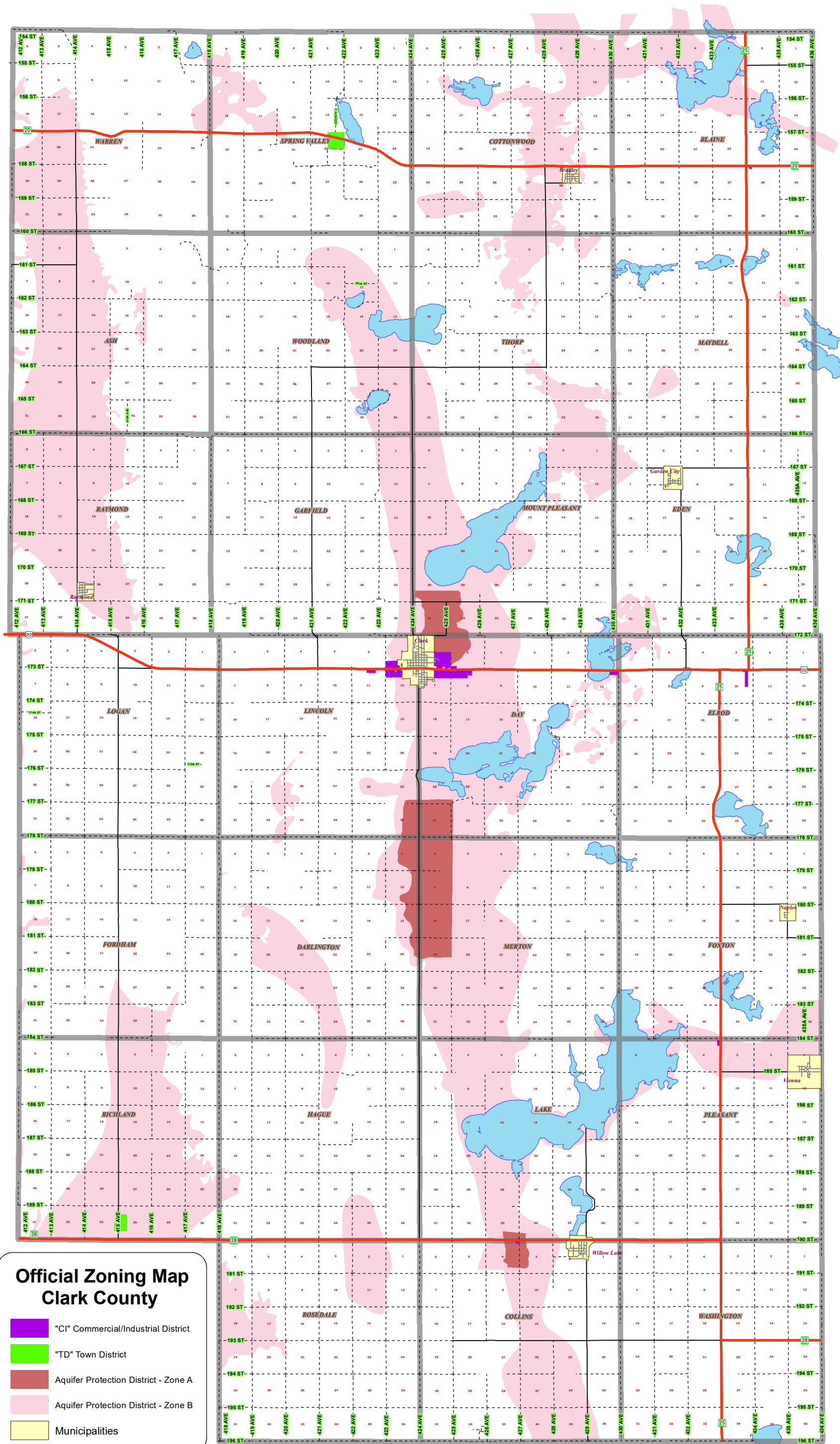


Index map of South Dakota showing the location of Clark County

Publication Date: April 3, 2001

Scale: 1:100,000





Official Zoning Map Clark County

- "C1" Commercial/Industrial District
- "TD" Town District
- Aquifer Protection District - Zone A
- Aquifer Protection District - Zone B
- Municipalities

List of Amendments:

- | | | |
|----|----|----|
| 1. | 3. | 5. |
| 2. | 4. | 6. |

FIRST DISTRICT
SOUTH DAKOTA

Disclaimer

RESTRICTION OF LIABILITY
First District makes no claims, promises or guarantees about the accuracy, completeness, or adequacy of the data content. No warranty of any kind, expressed or statutory, including but not limited to the warranties of non-infringement of third party rights, title, merchantability, and fitness for a particular purpose is given with respect to this map.

0 1,500 3,000 6,000 9,000 12,000 Feet

**Official Zoning Map
Ordinance 02-23**

This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted by Ordinance 01-14 as part of the Zoning Ordinance of Clark County, State of South Dakota.

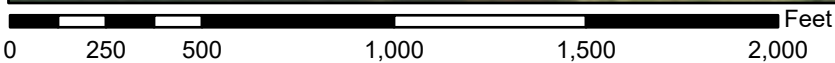
Chairperson _____ Date _____
Clark County Commissioners

Clark County Auditor _____ Date _____

National Flood Hazard Layer FIRMMette



97°48'56"W 44°55'32"N



1:6,000

97°48'19"W 44°55'6"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
		Area of Undetermined Flood Hazard <i>Zone D</i>

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Profile Baseline
	Hydrographic Feature	

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/15/2026 at 3:24 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.