

Hamlin County Planning Commission – DRAFT

Date transcribed: June 24, 2026

The Hamlin County Board of Adjustment met on June 22, 2026, at the Hamlin County 4-H Building in Hayti, SD. Commission members present were Martin Prouty, Scott Popham, Stuart Schubloom, Larry Saathoff, and Sterling Gerhke. Also present: Zoning Officer Carla Heuer. Applicant/Public in attendance: Victor Carter, Dennis Micko, Betty Skroch, Ted Sutton, Jonathan Seppenau.

Chairman Schubloom called the Planning Commission meeting to order at 7:20 P.M. Heuer called the roll and a quorum was established.

Public comment: No one from the public asked to participate in a non-agendized open item.

Ex Parte communication or conflict of interest: None cited.

Motion by Gerhke, second by Prouty to approve the Planning Commission Agenda. Voice call vote. Motion CARRIED (5-0).

Motion by Prouty, second by Saathoff to approve May 18, 2026, Planning Commission Minutes. Voice call vote. Motion CARRIED (5-0).

New Business:

Plat – Ordal Addition – Located in Government Lot 1 of the NW1/4 of Section 21, Township 113 North, Range 52 West of the 5th P.M. (Norden Township). Heuer introduced the plat request. Motion by Popham, second by Saathoff to recommend the plat's approval to the County Commissioners. Commission discussion occurred. Roll was called. Motion CARRIED (5-0).

Ordinance 2026-05 - Rezone from "CI" Commercial/Industrial District to "A" Agricultural District – Victor and Carla Carter - Lot 1 Kones Korner Addition located in the Southwest Quarter of Section 30, Township 115 N, Range 52 West of the 5th P.M., Hamlin County, South Dakota (Castlewood Township). Heuer introduced the ordinance amendment. Schubloom opened the public hearing. No public comments were made, and the public hearing was closed. Motion by Popham, second by Saathoff to recommend approval of the ordinance amendment to the County Commissioners. Commission discussion occurred. The Commission questioned the house existing on the commercially zoned Lot 2 Kones Korner Addition. Heuer confirmed that the house was a nonstandard use that would not be able to be rebuilt if removed or destroyed. Roll was called. Motion CARRIED (5-0).

Ordinance 2026-03 – Section 3.12.04 Area Regulations – "LPC" Lake Park Commercial District. Heuer introduced the ordinance amendment and explained that the purpose of the amendment was to allow non-lake front lots in the Lake Park Commercial District to have a rear yard setback of 20 feet. Schubloom opened the public hearing. No public comments were made, and the public hearing was closed. Motion by Gerhke, second by Saathoff, to recommend approval of the ordinance amendment to the County Commissioners. Roll was called. Motion CARRIED (5-0).

Ordinance 2026-02 - Section 3.12.03 Seasonal or Temporary Commercial Accessory Use – "LPC" Lake Park Commercial District. Heuer introduced the ordinance amendment. Heuer explained that the proposed amendment reflected updates made after discussion from the May 18, 2026, Planning Commission meeting. Schubloom opened the public hearing. Dennis Micko asked if this would apply to short-term rentals. Heuer replied that short-term rentals would remain zoned residential, so the proposed

amendments would not apply. Schubloom closed the public hearing. The Commissioners asked staff who the party responsible would be to apply for the conditional use permitted associated with the ordinance amendment. Staff confirmed the property owner would need to apply. Motion by Popham, second by Saathoff to recommend approval of the ordinance amendment to the County Commissioners. Roll was called. Motion CARRIED (5-0).

Staff report:

Heuer presented a proposed amendment to the line-of-sight ordinance that would apply to lakefront properties, noting that it is a recurring request from lake residents. The Commission declined to pursue an ordinance amendment at this time.

Heuer informed the Planning Commission that a building permit had been issued for a second dwelling on a property where a second dwelling is not a permitted use. Upon identifying the issue, the property owners were directed to suspend construction while the matter is reviewed with the State's Attorney and County Commission to determine the appropriate course of action.

With no further business, Motion by Popham, Second by Gerhke to adjourn the Hamlin County Planning Commission meeting. Voice call vote. Motion CARRIED (5-0). Meeting adjourned at 8:15 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.