

Hamlin County Planning Commission – DRAFT

Date transcribed: July, 28 2026

The Hamlin County Board of Adjustment met on July, 2026, at the Hamlin County 4-H Building in Hayti, SD. Board Members present were Martin Prouty, Scott Popham, Alex Holzwarth, and Sterling Gerhke, and Rob Fedt. Also present: Zoning Officer Carla Heuer. Applicant/Public in attendance: Kim Ward, Joyce Wermers, Roger Wermers, Betty Skroch, Rod Kemmick. Board Member Stuart Schubloom arrived at 7:25 P.M.

Vice Chairman Fedt called the Planning Commission meeting to order at 7:00 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 Prouty, second by Gerhke to approve the Planning Commission Agenda. Voice call vote.

Motion CARRIED (5-0).

Motion by Popham, second by Holzwarth to approve June 22, 2026, Planning Commission Minutes.

Voice call vote. Motion CARRIED (5-0).

New Business:

Plat – Lot 5C, Block 2, Saaranen’s Addition – Located in Government Lot 2 of S16, T113N, R52W, of the 5th P.M. (Norden Township). Heuer introduced the plat. Motion by Holzwarth, second by Prouty to recommend the plat’s approval to the County Commissioners. Heuer read the staff report and explained that this plat brings a previously nonconforming lot into compliance with the zoning ordinance. Roll was called. Motion CARRIED (5-0).

Plat – Verhoek Farm Second Addition – Located in the SW1/4 of Section 35, T113N, R51W of the 5th P.M. (Estelline Township). Heuer introduced the plat. Motion by Prouty, second by Gerhke to recommend the plat’s approval to the County Commissioners. Heuer read the staff report and explained that one lot was being proposed and would be connected to the road through an access easement memorialized with the plat. The applicants intentions are to transfer a building eligibility to Lot 3 in order to build a shop style dwelling. Roll was called. Motion CARRIED (5-0).

Ordinance 2026-04 – Section 3.04.06 “AG” Agricultural District and Chapter 5.19 Extended Home Occupation. Heuer introduced the ordinance amendment. Heuer explained that the proposed amendment was follow up to a permit issued in error allowing a second home on a non-farmstead property. The proposals would allow for a second home to be built provided it was in conjunction with an approved conditional use for an extended home occupation. The second home would have to be removed from the property if the home occupation was discontinued or the family member or employee no longer lived on the property. Fedt opened the public hearing. No public testimony was received. Fedt closed the public hearing. The Commissioners expressed concerns with the secondary housing not being able to be clearly monitored and asked about how their removal would be enforced. The Commissioners also discussed their concerns about creating more housing density in the Agricultural District outside of what is already established by the ordinance. Motion by Prouty, second by Popham to recommend approval of the ordinance amendment to the County Commissioners. Roll was called. Motion FAILED (0-6).

Staff report:

Heuer asked the Commissioner's to decide on bringing ordinance amendment forward allowing for public buildings or facilities erected or established and operated by any governmental agency in the Lake Park District. The Commissioner's asked to hear a proposed ordinance amendment at a future meeting.

Heuer alerted the Commissioner's to a stop work order issued for grading being done by TRC Development, LLC on property near Lake Poinsett. The developer must hold on all work, and shall receive no permits from the county, until the County Zoning Officer receives confirmation from the State Department of Agricultural and Natural Resources (SDDANR) that all required permits have been obtained and violations have been cleared.

With no further business, Motion by Holwarth, Second by Gerhke to adjourn the Hamlin County Planning Commission meeting. Voice call vote. Motion CARRIED (6-0). Meeting adjourned at 7:30 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.