

Hamlin County Board of Adjustment - DRAFT

Date transcribed: August 27, 2026

The Hamlin County Board of Adjustment met on August 24, 2026, at the Hamlin County 4-H Building in Hayti, SD. Board Members present were Stuart Schubloom, Martin Prouty, Scott Popham, Alex Holzwarth, Sterling Gerhke, Rob Fedt, and Riley Buck. Also present: Zoning Officer Carla Heuer. Applicant/Public in attendance: Eric & Stephanie Fritz, Marty Seppanen, Wade Seppanen.

Chairman Schubloom called the Board of Adjustment 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: Prouty stated that he had a conflict of interest on New Business item 7.b. and would be recusing himself from voting on that item.

Motion by Prouty, second by Gerhke to approve the Board of Adjustment Agenda. Voice call vote. Motion CARRIED (7-0).

Motion by Fedt, second by Holzwarth to approve July 27, 2026, Board of Adjustment Minutes. Voice call vote. Motion CARRIED (7-0).

New Business:

Eric & Stephanie Fritz – Front Yard Setback Variance Request at Lot 10A of Stone Bridge Resort Addition in Gov't Lots 4 & 5, Section 10 and 1 & 2 Section 15, Township 113 North, Range 52 West, of the 5th P.M., Hamlin County, South Dakota (Estelline Township). Heuer introduced the variance request. Motion by Fedt, Second by Prouty to approve the variance request, with conditions, as identified by the staff report. Heuer presented the staff report. The Fritz's are requesting to build a garage 16.3 feet from their north property line off the South Dakota Highway 28 right-of-way and utilize a Special Permitted Use Permit to have a reduced setback off the south property line, North Lake Dr. Schubloom opened the public hearing. The Fritz spoke on behalf of the application and confirmed that the structure would meet the other setback requirements and that the neighbors were comfortable with the request. The South Dakota Department of Transportation (SDDOT) confirmed they had no issues with the request at the local level and would confirm with their legal department. There were no comments from adjacent property owners. Schubloom closed the public hearing. Heuer read questions to establish findings of fact. Roll was called. Motion CARRIED (7-0).

Martin Prouty – Front Yard Setback Variance Request at Tract A in the Southeast Quarter of Section 29, Township 113 North, Range 54 West, of the 5th P.M., Hamlin County, South Dakota (Cleveland Township). Heuer introduced the variance request. Motioned by Buck, Second by Gerhke to approve the variance request, with conditions, as identified by the staff report. As the applicant, Prouty recused himself from voting on this request. Heuer presented the staff report and explained that the request was to build mortality bins at Prouty's existing confined animal feeding operation (hogs). The proposed bins are to be utilized as a part of the waste management

system. The design for the bins has been reviewed for compliance by the Natural Resources Conservation Service (NRCS). Prouty is proposing to build the bins 85 feet from the property line, which would require a 65-foot variance. Schubloom opened the public hearing. Martin Prouty spoke on behalf of his application. Prouty stated that the project would have 6 mortality bins and confirmed that he had gotten written permission from the Cleveland Township Board to build the bins 85 feet from the Township Road. Prouty answered questions from the Board regarding the functionality of the bins explaining that the process did not use manure, so the compost was able to be spread in any of the areas already approved by the South Dakota Department of Agriculture and Natural Resources (SDDANR). There were no comments from adjacent property owners. Schubloom closed the public hearing. Roll was called. Motion CARRIED (6-0).

Old Business: No old business.

With no further business, motion by Prouty, second by Fedt to adjourn the Hamlin County Board of Adjustment meeting. Voice call vote. Motion CARRIED (7-0). Meeting adjourned at 7:25 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.