

Hamlin County Planning Commission – DRAFT

Date transcribed: August 1, 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 Planning Commission meeting to order at 7:26 P.M. Heuer called the roll and a quorum was established.

Public comment: Marty Seppanen and Wade Seppanen requested to speak during open public comment.

Ex Parte communication or conflict of interest: None cited.

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

Motion by Popham, second by Prouty to approve July 27, 2026, Planning Commission Minutes. Voice call vote. Motion CARRIED (7-0).

New Business:

Plat – Lot 91A Northbay Addition located in Government Lot 19 in the SE1/4 of Section 26, Township 113 North, Range 53 and in the SW1/4 of Section 25, Township 113 North, Range 53 West and in the W1/2 of Section 36, Township 113 North, Range 53 West all of the 5th P.M., Hamlin County, South Dakota (Lake Norden). Heuer introduced the plat. Motion by Holzwarth, Second by Fedt to recommend the plat's approval to the County Commissioners. Heuer read the staff report and explained that the owners, Jody and Wendy Stack, had purchased a portion of property from the Lake Region Golf Course and were now replated their existing lot to include the additional land. This plat meets the requirements to skip the Concept Plan and Preliminary Plan process. Roll was called. Motion CARRIED (7-0).

Plat – Lots 9C and 10C Mundt's Subdivision being a replat of Lots 9B & 10B together with the Southerly half of the Vacated Township Road lying between Lots 9A & 10 Mundt's Subdivision in Government Lot 1 of Section 35, Township 113 North, Range 51 West of the 5th P.M., Hamlin County, South Dakota (Estelline Township). Heuer introduced the plat. Motion by Holzwarth, Second by Fedt to recommend the plat's approval to the County Commissioners. Heuer read the staff report and explained that plat is a boundary line adjustment proposed to bring the existing garage on lot on the proposed Lot 9C into compliance with the setback requirement. The adjustment furthers the proposed Lot 10C's noncompliance with the zoning ordinance and eliminates its building eligibility. Currently, Lot 10C is utilized as a driveway access for the owners of Lot 10. The applicants, Howard and Sandra Peterson, intend to deed lot 10C to the

owners of Lot 10, creating a dedicated access to Southwest Lake Drive. Roll was called. Motion CARRIED (7-0).

Ordinance 2026-06 – Section 3.07.05: Conditional Uses [Lake Park District]. Heuer introduced the ordinance amendment. Heuer explained that the proposed amendment was before the Board after the Lake Poinsett Sanitary Sewer District brought to staff's attention that there was no use specified in the ordinance that would allow for the Sanitary Sewer District to establish an office within the boundaries of the district. The proposed amendment would create an option for governmental building and facilities within the Lake Park District. Schubloom opened the public hearing. No public testimony was received. Schubloom 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 Gerhke to recommend approval of the ordinance amendment to the County Commissioners. Roll was called. Motion FAILED (7-0).

Open:

Marty and Wade Seppanen spoke on behalf of Jonathan Seppanen. Seppanen was issued a building permit for a second dwelling on his home in April 2026. The permit had since been revoked when staff realized it was issued outside of the Zoning Officer's scope of authority to permit the project. Wade gave various reasons as to why Jonathan's property met the ordinance definition of a farm.

Staff Report:

Heuer asked the Commissioner's to make a determination on whether or not, based on the ordinance definition if the Seppanen property should be considered a farm. The Commission decided that based on how the ordinance is currently written, the Seppanen property did meet the requirements for the second dwelling. The literal interpretation of the ordinance does not meet the intent for which it was written, so the Commission requested staff bring an ordinance amendment proposal to create clarity regarding secondary dwellings on existing farmsteads.

With no further business, Motion by Prouty, Second by Gerhke to adjourn the Hamlin County Planning Commission meeting. Voice call vote. Motion CARRIED (7-0). 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.