Hamlin County Planning Commission – DRAFT

Date transcribed: September 30, 2026.

The Hamlin County Board of Adjustment met on September 28, 2026, at the Hamlin County 4-H Building in Hayti, SD. Board Members present were Stuart Schubloom, Martin Prouty, Scott Popham, Alex Holzwarth, Rick Bergman, and Rob Fedt. Also present: Zoning Officer Carla Heuer. Applicant/Public in attendance: Scott Ross.

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: 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 Holzwarth, second by Bergman to approve the Planning Commission Agenda. Voice call vote. Motion CARRIED (6-0).

Motion by Fedt, second by Prouty to approve August 24, 2026, Planning Commission Minutes. Voice call vote. Motion CARRIED (6-0).

New Business:

Plat –Drumgoon 1st Addition in the Northeast Quarter of Section 24, T113N, R54W of the 5th P.M., Hamlin County, South Dakota. (Cleveland Township)

Heuer introduced the plat. Motion by Prouty, Second by Holzwarth to recommend the plat's approval to the County Commissioners. Heuer read the staff report and explained that the applicant is seeking to plat two lots. The proposed lots are in two different parcels which requires them to be platted as two separate additions. Currently, the property owner intends to sell both platted lots to the same neighboring buyer. The proposed plat meets minimum regulations required by the Hamlin County Zoning and Subdivision Ordinances. The proposed plat does not need to go through the Concept Plan and Preliminary Plan process. Roll was called. Motion CARRIED (6-0).

Plat –Drumgoon 2nd Addition in the Northeast Quarter of Section 24, T113N, R54W of the 5th P.M., Hamlin County, South Dakota. (Cleveland Township)

Heuer introduced the plat. Motion by Fedt, Second by Bergman to recommend the plat's approval to the County Commissioners. Roll was called. Heuer read the staff report and explained that the plat was being recorded in conjunction with the plat of Drumgroon 1st Addition. The proposed plat meets minimum regulations required by the Hamlin County Zoning and Subdivision Ordinances. The proposed plat does not need to go through the Concept Plan and Preliminary Plan process. Roll was called. Motion CARRIED (6-0).

Ordinance 2026-07 - Amending Section 3.04.06.5 Additional Dwellings – "A" Agricultural District

Heuer introduced the ordinance amendment. She explained that the proposed The proposed ordinance amendment is before the Board following a culmination of discussions regarding a permit that was incorrectly issued in April. The proposed language is intended to clearly establish that, to qualify for a second farm dwelling on a property, the property owner must have their primary source of income derived from farming. Schubloom opened the public hearing. No public testimony was received. Schubloom closed the public hearing. The Commissioners discussed the intent of the ordinance and asked for more clarity regarding what qualifies as primary source of income. 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 Bergman, second by Fedt to table the ordinance amendment to a future Planning Commission meeting. Roll was called. Motion CARRIED (6-0).

Open: There were no items for the open.

Staff Report:

Heuer introduced Rick Bergman as the newly appointed member of the Hamlin County Board of Adjustment and Planning Commission. He was appointed at the September 15, 2026, County Commissioner meeting. Bergman is the repetitive for District 5 – Estelline and Dempster Townships.

The Planning Commission discussed times for future meetings. In compliance with the adopted Bylaws, the Chairman and Commission agreed to change the time for the October and November Board of Adjustment and Planning Commission meeting to 7:00P.M.

With no further business, Motion by Bergman, Second by Fedt to adjourn the Hamlin County Planning Commission meeting. Voice call vote. Motion CARRIED (6-0). Meeting adjourned at 8:02 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.