Hamlin County Planning Commission Staff Report
Monday October 26, 2026, 7:00 PM

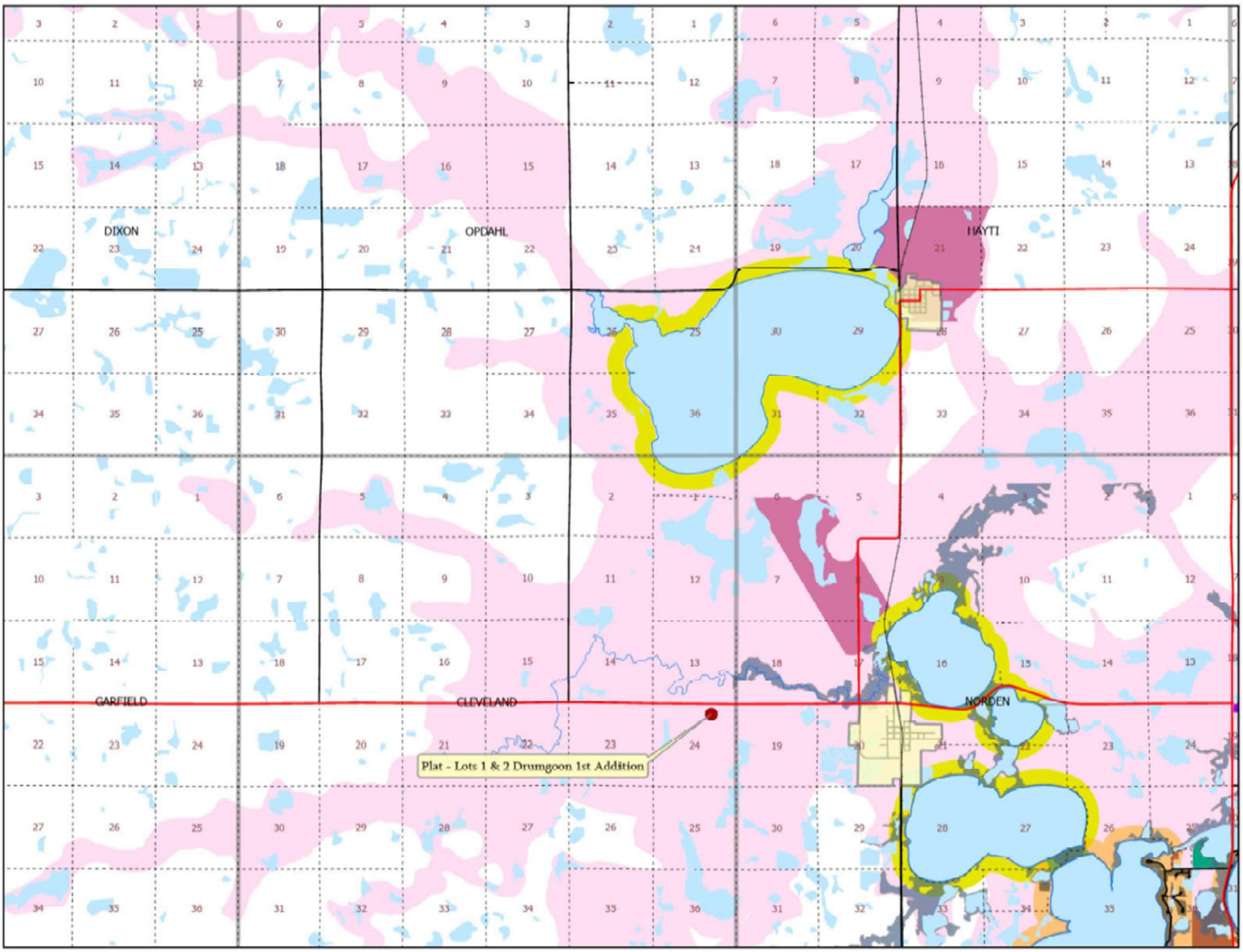
Item A: Plat
Owner/Applicant: Drumgoon Real Estate, LLC. / Civil Design Engineer (Surveyor)

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

Action Item: Plat

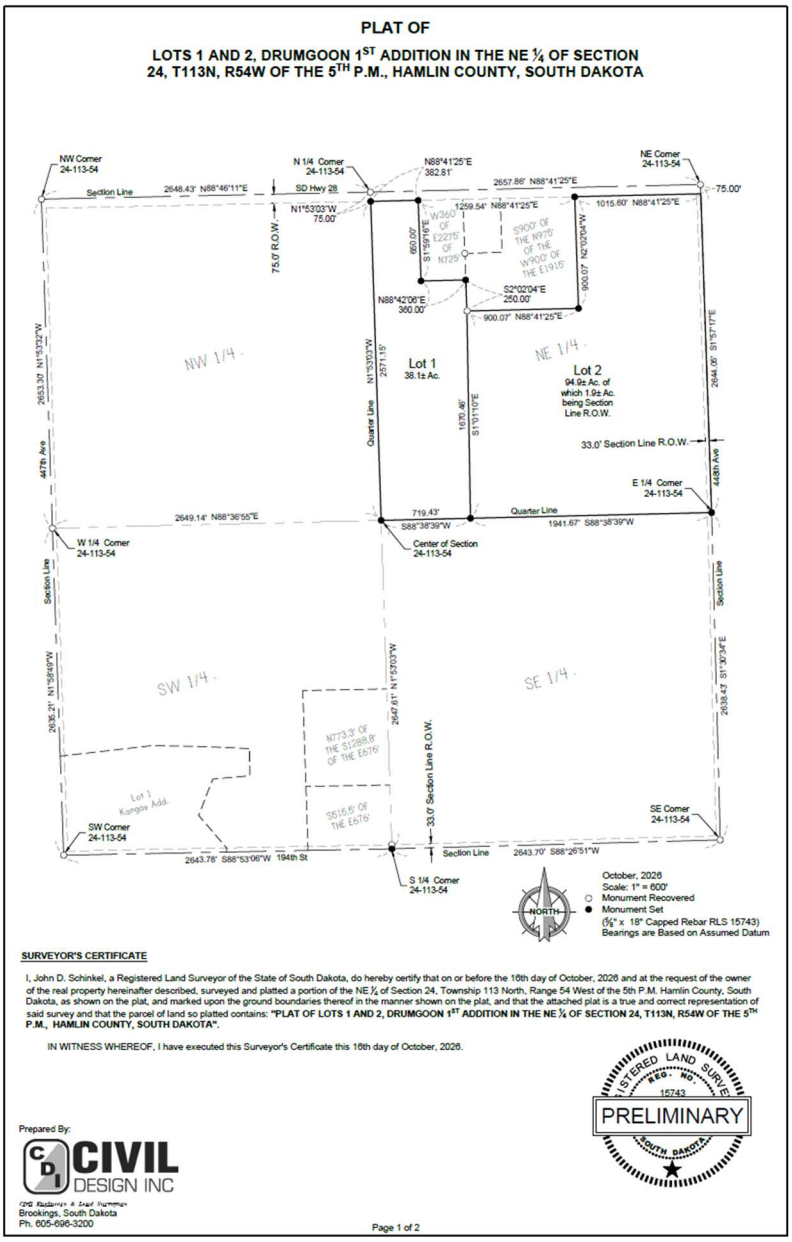
Zoning Designation: "A" Agricultural District

Location:



Specific of Property/ Request:

1. Drumgoon 1st Addition was presented to the Planning Commission at the September 28, 2026 meeting. The Planning Commission approved the plat 6-0.
2. The plat has been redesigned at the request of the South Dakota Department of Transportation (SDDOT) to include the remaining 94.9 acres of the quarter.
    a. The SDDOT determined that Lot 2 will not be granted access onto Highway 28.
    b. Lot 2 will have access onto 448th Avenue. 448th is part of the County Highway system and requires sign off by the County Highway Superintendent.
3. All adjacent properties are zoned "A" Agricultural District.
4. The property is located in the Aquifer Protection Overlay Zone.
5. Running through the property is a tributary of Dolph Creek that connects to Gertson Slough.
6. The property owners are proposing to plat the property with the intent to sell the lot.



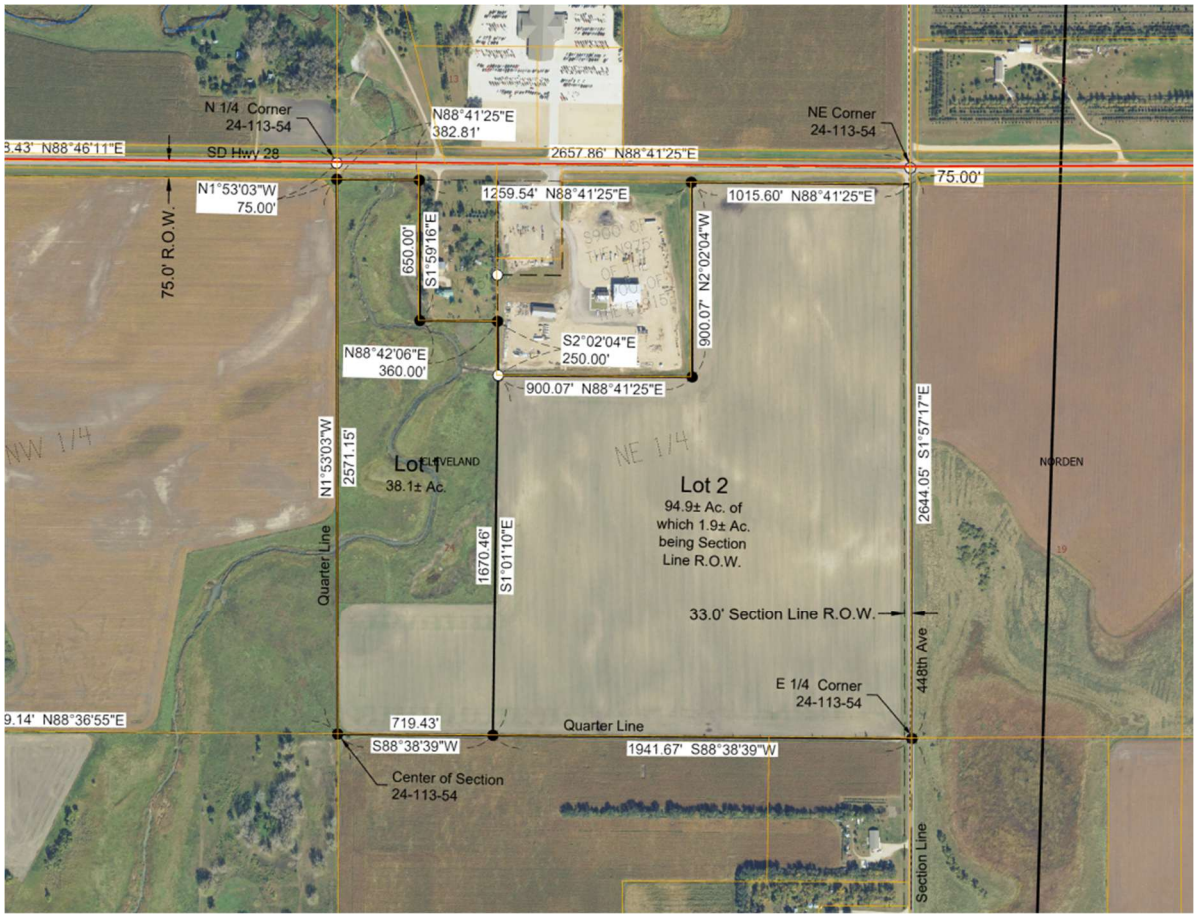
Ordinance regarding this request:

1. The proposed plat meets minimum regulations required by the Hamlin County Zoning and Subdivision Ordinances.
    a. Lot Dimensions:
        i. Lot 1: ~38.1 acres. North frontage 382.81'.
        ii. Lot 2: ~94.9 acres. North frontage: 1,015.6'; east frontage: 2,644.05'
2. The proposed plat meets the requirements to skip the Concept Plan and Preliminary Plan process.

Staff Summary & Recommendation:

The applicant has provided documentation of its ability to meet the requirements of the Subdivision Ordinance. Staff recommends this plat be forwarded to the commissioners.

Planning Commission Action:
The Commission may: 1) Postpone the decision 2) Recommend conditional approval or denial to County Commission.


N 1/4 Corner
24-113-54
N88°41'25"E
382.81'
NE Corner
24-113-54
3.43' N88°46'11"E
SD Hwy 28
2657.86' N88°41'25"E
75.00'
N1°53'03"W
75.00'
75.0' R.O.W.
1259.54' N88°41'25"E
1015.60' N88°41'25"E
650.00'
S1°59'16"E
900.07' N2°02'04"W
S2°02'04"E
250.00'
N88°42'06"E
360.00'
900.07' N88°41'25"E
NW 1/4
NE 1/4
N1°53'03"W
2571.15'
Lot 1
38.1± Ac.
Lot 2
94.9± Ac. of
which 1.9± Ac.
being Section
Line R.O.W.
1670.46'
S1°01'10"E
Quarter Line
2644.05' S1°57'17"E
NORDEN
33.0' Section Line R.O.W.
448th Ave
E 1/4 Corner
24-113-54
9.14' N88°36'55"E
719.43'
S88°38'39"W
Quarter Line
1941.67' S88°38'39"W
Center of Section
24-113-54
Section Line

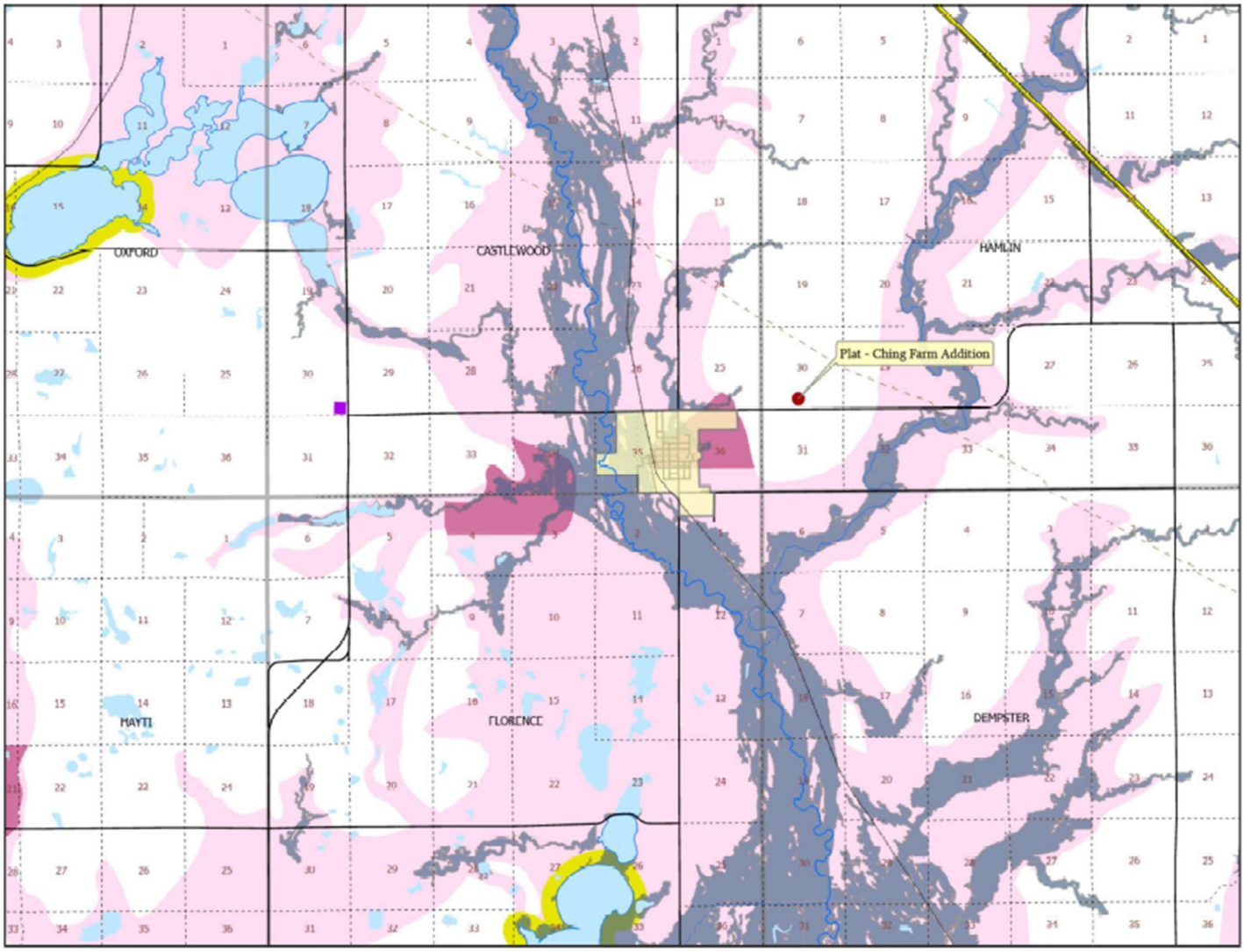
Item B: Plat
Owner/Applicant: Jeanne Everson / Marty Mack (Surveyor)

Property Description: Plat –Ching Farm Addition located in the Southeast Quarter of Section 30, Township 115 North, Range 51 West of the 5th P.M., Hamlin County, South Dakota (Hamlin Township).

Action Item: Plat

Zoning Designation: "A" Agricultural District

Location:



Specific of Property/ Request:

1. The applicant is seeking to plat one(1) lot.
    a. The lot contains 3.0 acres.
    b. The lot has a 316' frontage onto South Dakota Highway 22, which is under the road authority of the South Dakota Department of Transportation. The lot has an existing access onto the highway.
2. All adjacent properties are zoned "A" Agricultural District.
3. The lot is currently developed with a single-family house. The property owners are creating the lot to sell to a family member for residential use.
    a. There are no other residential properties in the southeast quarter.



Ordinance regarding this request:

1. The proposed plat meets minimum regulations required by the Hamlin County Zoning and Subdivision Ordinances.
2. The proposed plat meets the requirements to skip the Concept Plan and Preliminary Plan process.

Staff Summary & Recommendation:

The applicant has provided documentation of its ability to meet the requirements of the Subdivision Ordinance. Staff recommends this plat be forwarded to the commissioners.

Planning Commission Action:

The Commission may: 1) Postpone the decision 2) Recommend conditional approval or denial to County Commission.

