Hamlin County Planning Commission – DRAFT

Date transcribed: October 28, 2026.

The Hamlin County Board of Adjustment met on October 26, 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: None.

Chairman Schubloom 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 Fedt, second by Gerhke to approve the Planning Commission Agenda. Voice call vote. Motion CARRIED (4-0).

Motion by Fedt, second by Popham to approve September 28, 2026, Planning Commission Minutes. Voice call vote. Motion CARRIED (4-0).

New Business:

Plat – Lots 1 & 2 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 Popham, Second by Gerhke to recommend the plat's approval to the County Commissioners. Heuer read the staff report and explained that the plat was previously approved by the Commission at the September 28th, 2026. After further discussion with the South Dakota Department of Transportation the plat was redesigned to include the remaining 94.9 acres in the northeast quarter. The SDDOT determined that Lot 2 will not be granted access onto Highway 28. 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. 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 (4-0).

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).

Heuer introduced the plat. Motion by Fedt, Second by Gerhke to recommend the plat's approval to the County Commissioners. Roll was called. Heuer read the staff report and explained that the the property was already developed with a single-family dwelling and has an established access onto SD Highway 22. 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 (4-0).

Open: There were no items for the open.

Staff Report:

Heuer presented a potential revision to the previously introduced ordinance amendment, No. 2026-07, for discussion and further consideration by the Planning Commission. During the workshop discussion, Commissioners expressed interest in taking a more comprehensive look at residential density within the Agricultural District before moving forward with proposed amendments.

With no further business, Motion by Gerhke, Second by Popham to adjourn the Hamlin County Planning Commission meeting. Voice call vote. Motion CARRIED (4-0). 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.