Hamlin County Board of Adjustment Staff Report
Monday November 23, 2026, 7:00 PM

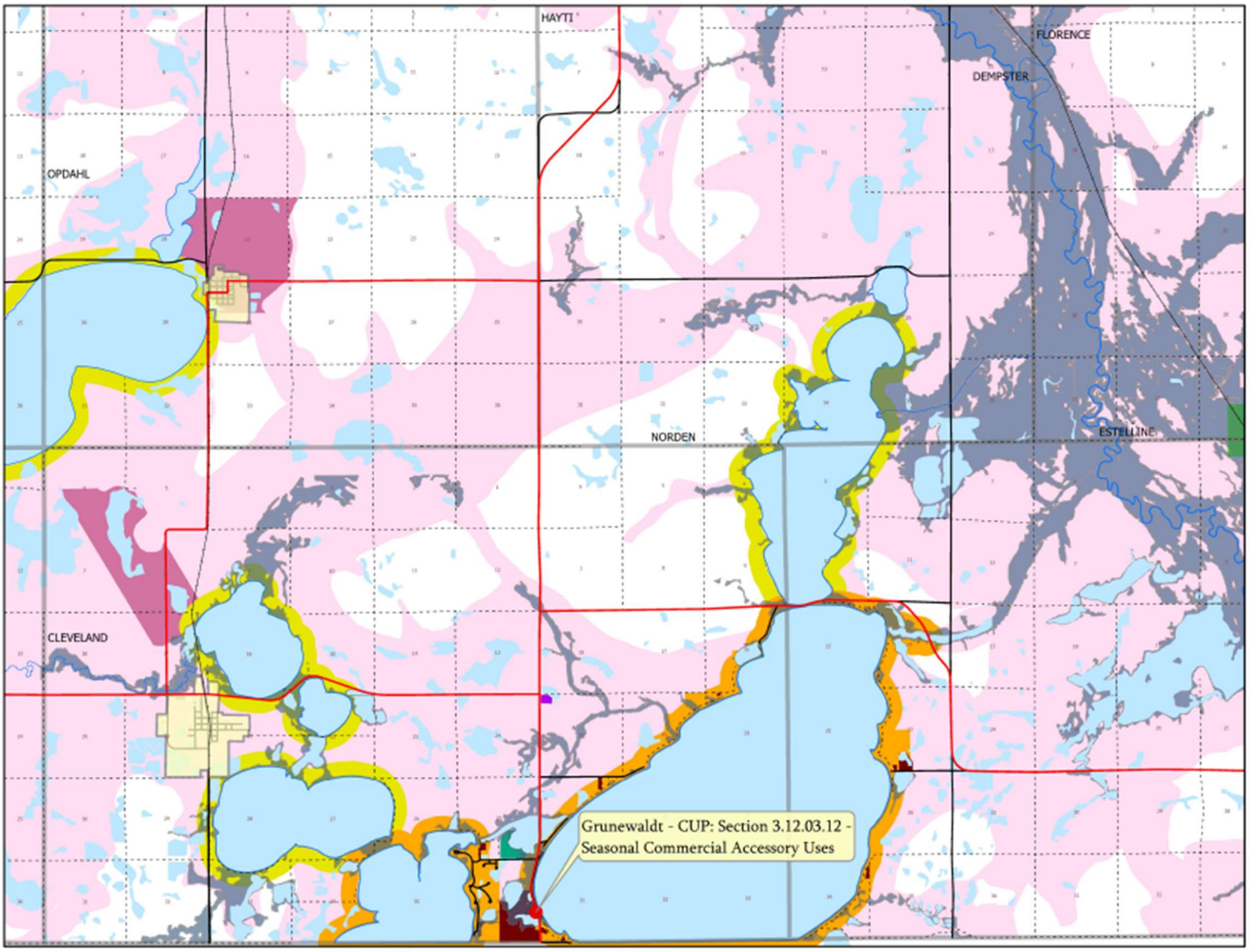
Item A: Conditional Use Request
Applicant/Owner: Kevin Grunewaldt

Property Description: Outlot 3 in Government Lot 7 (less H-4), Section 36, Township 113 North, Range 53 West of the 5th P.M., Hamlin County, South Dakota (Norden Township).

Zoning Designation: LPC Lake Park Commercial District

Request: The applicant is requesting a Conditional Use Permit pursuant to Section 3.12.03.12: Seasonal Commercial Accessory Uses subject to Section 3.12.07. The applicant is seeking to establish multiple, seasonal commercial uses on one lot.

Location:

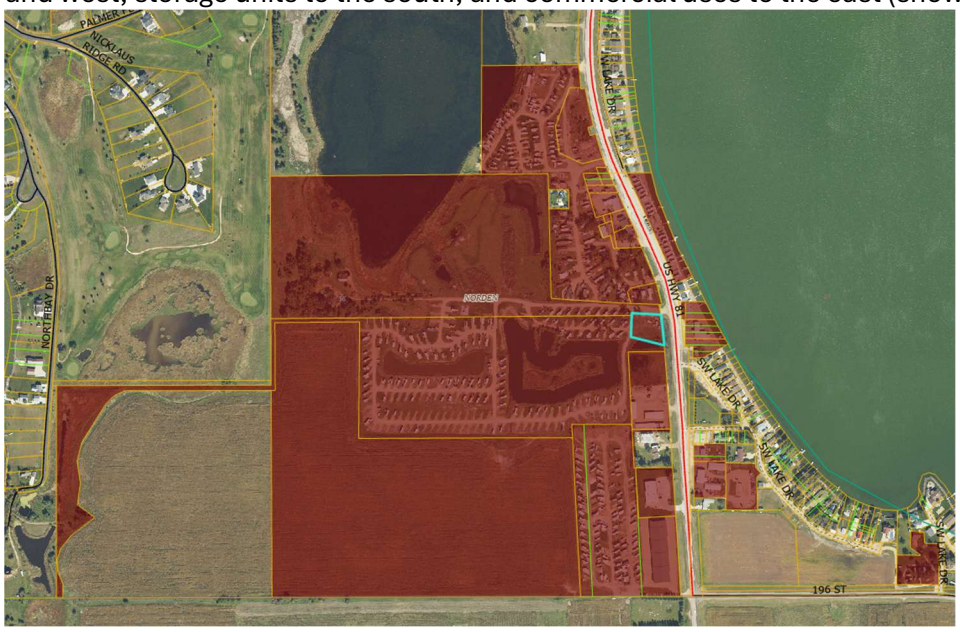


Specifics of Property/Request:

1. The applicant is proposing to establish multiple seasonal commercial uses on the commercial zoned lot to the east of the campground.
2. The property is approximately 0.75 acres (33, 023 SF) and has an approximately 190' frontage onto SD HWY 81. The lot exceeds the minimum lot area and width requirement in the Lake Park Commercial District.

	Maximum Lot Coverage	Minimum Lot Area	Minimum Lot Width	Minimum Side yard	Minimum Front Yard Road Front (1) (5) (9)	Minimum Rear Yard Lake Front (2)	Maximum Height
Central Sewer/Holding Tank/ Rural Water	50%	20,000	125'	10'	30'	50'	45'
Well/Septic Tank	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed	Not allowed

3. General Compatibility: All adjacent property as also Lake Park Commercial. Campground to the north and west, storage units to the south, and commercial uses to the east (shown in red)



4. The property is located within the regulatory floodplain. Any grading or permanently placed buildings must be in compliance with Chapter 3.99 Floodplain District.
5. In 2020 the wetland area on the south end of the property was determined to not be jurisdictional waters.

Ordinance/Board History Regarding This Request

1. To be granted the conditional use permit the applicant must meet the performance standards of ***Section 3.12.07 Seasonal Commercial Accessory Uses (Ord. 2026-02; 08/18/2026):***

a. Seasonal commercial accessory uses may be permitted when accessory to an established principal commercial use on the same lot and shall be limited to retail sales, rental services, and eating establishments.

i. The established principal use is Feldy's Ice Cream Shop. Approved by Conditional Use at the May, 30, 2023 Board of Adjustment meeting.
ii. The proposed seasonal commercial uses are for retail sales – boutique, and an eating establishment- coffee shack.

b. *Seasonal commercial accessory uses shall be conducted in a temporary structure not to include shipping containers*.
   i. The boutique is a movable trailer. The coffee shack is in a shed not permanently affixed to the ground.

c. *Types of seasonal commercial accessory uses are to be initially approved by the Board of Adjustment and subsequently approved by the Zoning Officer*.
   i. Public hearing for approval at the November 21, 2026, Board of Adjustment meeting.
   ii. The requirement for subsequent approval by the zoning officer for new structures or changes in use will be included in the Letter of Assurance, if the CUP is approved.

d. *The Board of Adjustment may place conditions on the operation, duration, signage, lighting, traffic circulation, parking, screening, hours of operation, and location of seasonal commercial accessory uses as necessary to protect adjacent properties and public safety*.
   i. The Board will want to consider applying conditions specific to signage, lighting, parking, screening, and hours of operation.

e. *A site plan shall be submitted for review showing the location of all structures, parking areas and pedestrian movement areas:*



f. Seasonal commercial accessory uses shall be separated from other structures by a minimum distance of twenty (20) feet and shall meet the minimum setback requirements for the Lake Park Commercial District.

i. Staff has verified the structures are spaced at least 20 feet apart and meet the setback requirements for the Lake Park Commercial District.

Minimum Side yard	Minimum Front Yard Road Front	Minimum Rear Yard Lake Front	Maximum Height
10’	30’	50’	45’

- Side of lot facing road right-of-way or access easement.
- Non-Lake Front lots shall have a rear yard of 20’ *(Ord. 2026-03; 08/18/2026).*

g. *Maximum number of seasonal commercial accessory uses shall be permitted in accordance with the following schedule:*

(1) Up to 20,000 square feet lot size: One (1) seasonal commercial accessory use permitted.

(2) 20,001 to 40,000 square feet: Two (2) seasonal commercial accessory uses permitted.

(3) Maximum number of seasonal commercial accessory uses shall not exceed two (2).

i. The lot is approximately 33, 023 square feet and qualifies for two seasonal commercial accessory uses (three total uses on the property including the primary use).

h. Minimum parking requirements shall be no less than three spaces per use.

i. For three uses the total parking spaces required are nine. The parking area is approximately 106 feet wide and would be able to accommodate eleven, nine-foot-wide, standard parking spots.

i. *Seasonal Commercial Accessory Uses may only be in operation April 1st through October 31st.*

i. Will be included in the Letter of Assurance.

j. All temporary structures shall comply with applicable building, electrical, fire, and health regulations.

i. Any food or drink vending will be required to maintain any and all required licensing through the South Dakota Department of Health.



Staff Summary

The applicant has provided documentation and information showing the ability to meet the requirements of the zoning ordinance in reference to the proposed conditional use request. The Board may attach conditions to this request provided there is a logical reason to do so. Any conditions recommended by staff are references to conditions placed on similar requests or emphasizing compliance with the zoning ordinance.

Board Action: Conditional Use Permit - Section 3.12.03.12: Seasonal Commercial Accessory Uses

The Board may: 1) Postpone the decision; 2) Deny the Request; or 3) Approve the Request with or without conditions.

Suggested Motion: I move to approve the conditional use request for Seasonal Commercial Accessory Uses (with or without conditions) as presented by staff.

If approved, staff recommends the following conditions.

1. The applicant will need to ensure parking only occurs on the parcel associated with the application and not within the highway right-of-way or in a way that obstructs the access to and from the campground.
2. The applicant shall ensure the property is orderly, free of refuse, and weeds are maintained.
3. Exterior, downward facing lighting is required for all proposed parking/service areas.
4. Signage shall follow Chapter 5.04 Signs and Outdoor Advertising and shall not exceed 80 square feet for the entire property.
5. No outdoor storage will be permitted on the property.

Hamlin County Planning Commission Staff Report
Monday November 23, 2026, 7:00 PM

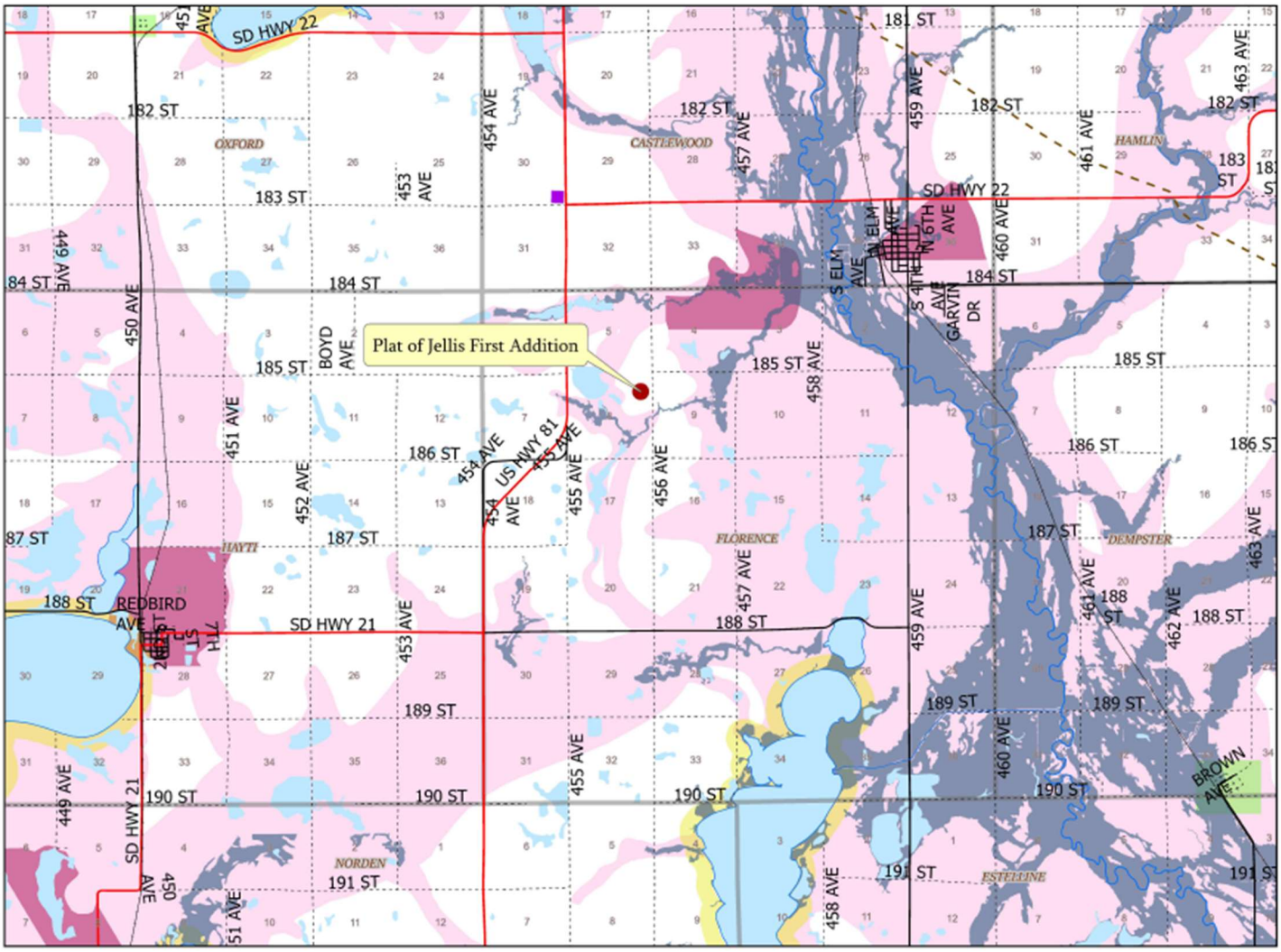
Item A: Plat
Owner/Applicant: Donnie and Peggy Little / Joe Jellis / Huppler Land Surveying (Surveyor)

Property Description: Jellis 1st Addition in the Northeast Quarter of Section 8, T114N, R52W of the 5th P.M., Hamlin County, South Dakota (Florence Township).

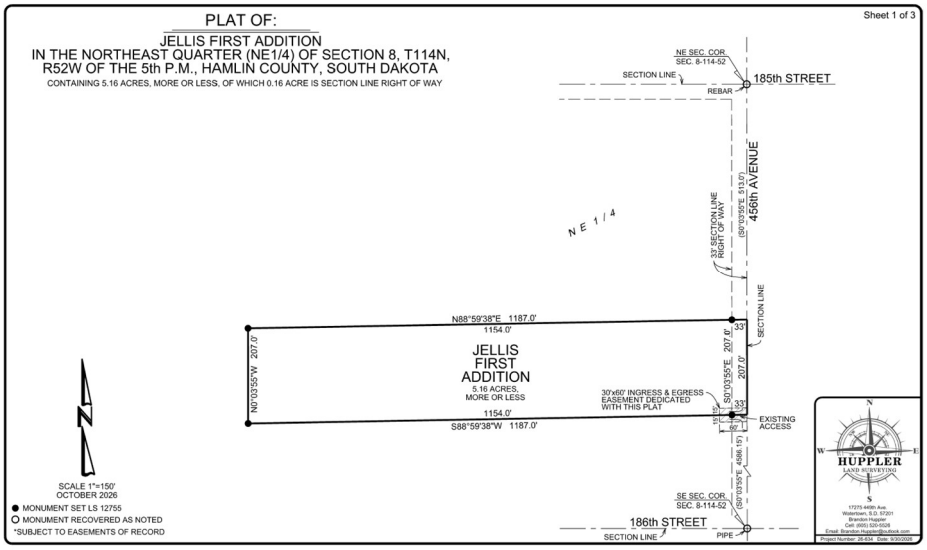
Action Item: Plat

Zoning Designation: "A" Agricultural District

Location:



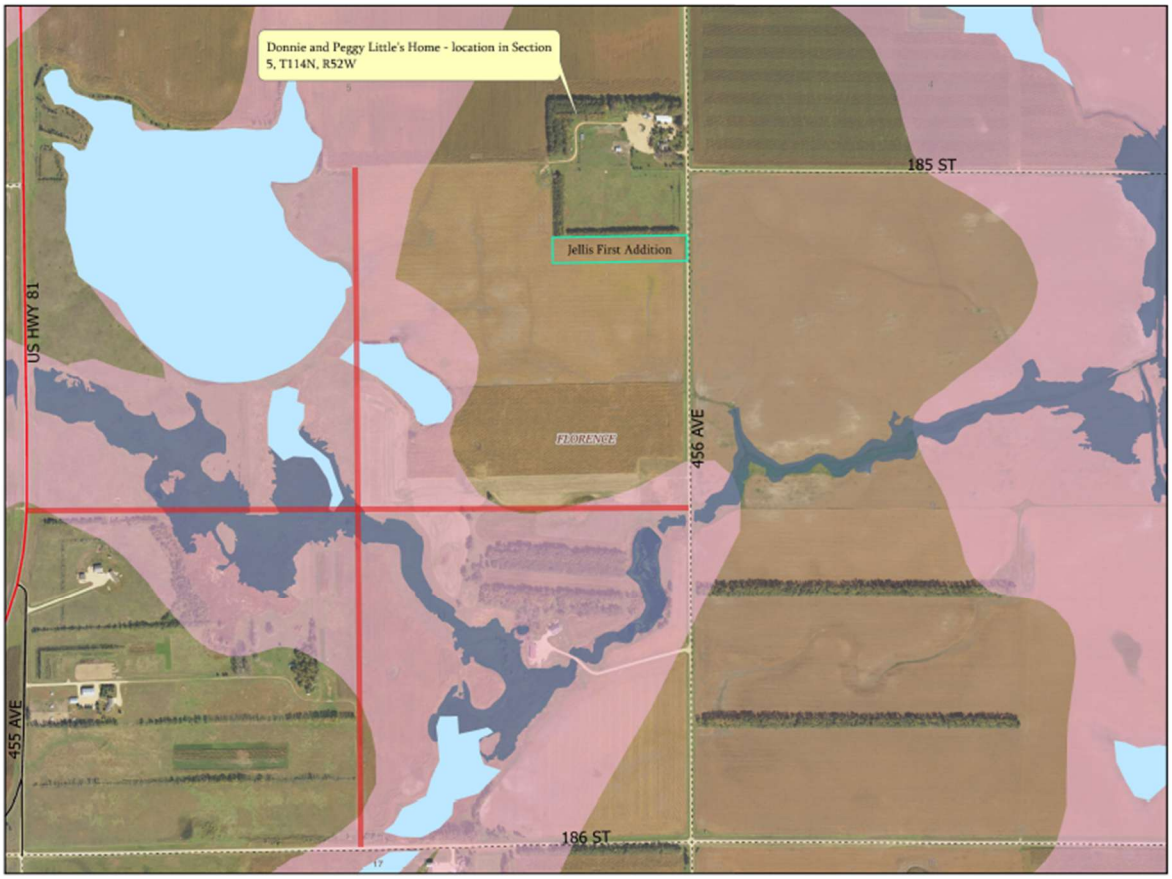
Specific of Property/ Request:



1. The applicant is seeking to plat one (1) lot. The property is being platted with the intent to develop it as a residential lot.
    a. The Littles own the entire Northeast Quarter of Section 8.
    b. Currently, there are no other residential lots in the Northeast Quarter.
2. The plat of Jellis First Addition contains 5.16 acres, of which 0.16 acre is section line right-of-way.
3. The lot has a 207-foot frontage with an existing access onto 456th Avenue.
    a. 456th Avenue is a gravel road part of the Florence Township road system.
4. All adjacent properties are zoned “A” Agricultural District.
5. Sioux Rural Water has a service line in this location
    a. Individual sewerage disposal and water systems will be reviewed with the building permit application.



6. The property is not located over the shallow aquifer or in the regulatory floodplain.



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.

Suggested Motion: I move to approve the Plat of Jellis Addition in the Northeast Quarter of Section 8, T114N, R52W of the 5th P.M., Hamlin County, South Dakota.

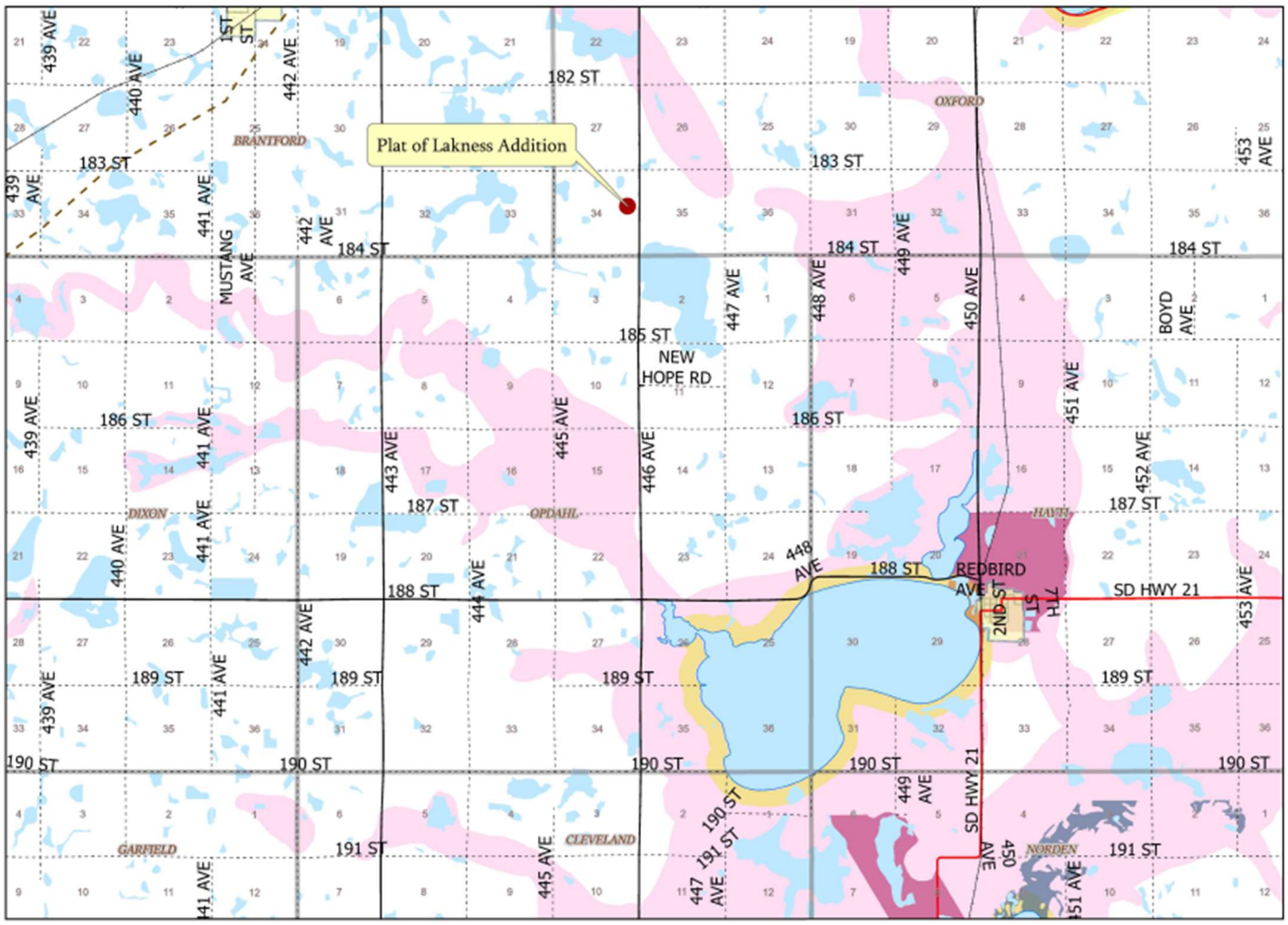
Item B: Plat
Owner/Applicant: Nathan & Marietta Lakness / Mack Land Surveying (Surveyor)

Property Description: Plat – Lakness Addition located in the Northeast Quarter of Section 34, T115N, R54W of the 5th P.M., Hamlin County, South Dakota (Oxford Township).

Action Item: Plat

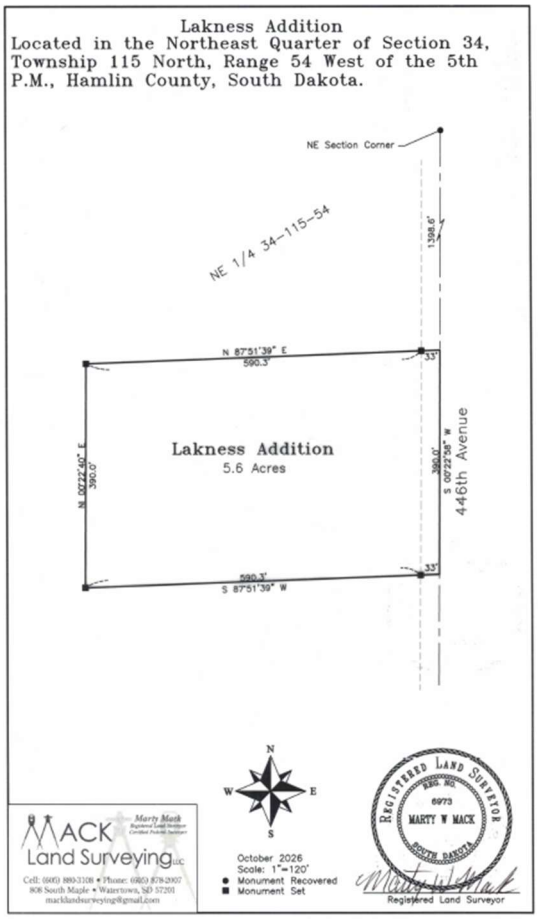
Zoning Designation: "A" Agricultural District

Location:



Specific of Property/ Request:

1. The applicant is seeking to plat one (1) lot from the North Half of Section 34. The proposed lot will encompass an existing single-family residence, separating it from the remainder of the North Half of the section.
    a. The Lakness own the North Half of Section 34.
    b. Currently, there are no other residential lots in the same quarter as the existing house.
2. The plat of Lakness Addition contains 5.6 acres, of which 0.29 acre is section line right-of-way.
3. The lot has a 390-foot frontage with existing accesses onto 446th Avenue.
    a. 446th Avenue is a hard surfaced road part of the County road system.
4. All adjacent properties are zoned "A" Agricultural District.
5. The property is not located over the shallow aquifer or in the regulatory floodplain.



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.

Suggested Motion: I move to approve the Plat of Lakness Addition in the Northeast Quarter of Section 34, T115N, R54W of the 5th P.M., Hamlin County, South Dakota.