

**HANSON COUNTY PLANNING COMMISSION**  
**MINUTES OF PROCEEDINGS**  
August 25, 2021

The regular meeting of the Hanson County Planning Commission was held at the Hanson County Courthouse on August 25, 2021. Chairman Barnard called the meeting to order at 9:00am with the Pledge of Allegiance. Members Present: Matt Barnard, Jean Freeman, Bruce Kjetland, Sharon Jarding, Richard Waldera and Wayne Waldner. Tristan Bender was absent. Also, Present: Christi Pierson Zoning Administrator and Jennifer Craig, Recording Secretary.

**APPROVE MINUTES**

Motion by Freeman, seconded by Jarding to approve the minutes of the July 28, 2021, regular meeting. All members voted aye.

**APPROVE AGENDA**

Motion by Waldner, seconded by Waldera to approve the agenda. All members voted aye. Motion carried.

**DISCLOSURE OF CONFLICT OF INTEREST**

Chairman Matt Barnard on a matter regarding his own property

**PUBLIC COMMENT**

No one present for open forum.

**OLD BUSINESS**

Discussion of nuisance properties owned by Dwayne, John, and Nancy Wittstruck, to be settled at an upcoming jury trial on September 2, 2021. Administrator informed the Board that she contacted Rockport Colony regarding wind turbines that have been piled up on a piece of their property. They are aware that it needs to be removed. Administrator Pierson will follow up in November.

**Elect Chairman**

Chairman Matt Barnard has moved out of Hanson County and is no longer a resident. After 12 years of service to the Hanson County Planning and Zoning Board, he is resigning as Chairman. Commissioner Kjetland was nominated by Waldner as new Chairman. Roll call vote was taken, Freeman, aye. Jarding, aye. Waldner, aye, Waldera, aye. Barnard, aye. All members present voted aye. Motion carried.

**BOARD OF ADJUSTMENT**

Motion to recess Planning Commission and convene as Board of Adjustment made at 9:05 am by Kjetland, seconded by Waldera. All members present voted aye. Motion carried.

9:15am Variance to Ordinance #18 to allow the owner to describe a lot of less than 10 acres in an Agricultural District. Located at 42566 SD HWY 38, legally described as, LOT A ROBERTSONS 1ST ADDN SE4, Section 20, Edgerton Township, Hanson County South Dakota. Matthew & Jayne Barnard, owners. Barnard abstained. The facts are:

- a. Matthew & Jayne Barnard are the owners of the property.
- b. A plat has been obtained by a surveyor.
- c. The residents, outbuildings and land are currently for sale on the open market.

Motion: It was moved by Waldera and seconded by Jarding to approve the Variance as presented.

Votes for: 5      Votes against: 0      Motion carried

9:25 Variance to south side lot setback for construction of an addition to existing house in an agriculture district. 24723 421 Ave. Legally described as, LOT A MUILENBURGS 1ST ADDN NE4 Section 21 Fairview Township, Hanson County, South Dakota: Smiyun, Anatoliy & Lyudmila, Owner.

The facts are:

1. The requested variance is within the jurisdiction of the Board of Adjustment.

2. A building plan has been submitted with the Variance application. The building permit will add 18' to the south of the existing house.
3. An Ag Covenant has been recorded with the Hanson County Register of Deeds, book 171 page 299-300.
4. All local, State and federal guidelines to be followed

Motion: It was moved by Waldner and seconded by Freeman the following, to approve the requested Variance to the south side lot setback in an Ag district legally described as LOT A MUILENBURGS 1ST ADDN NE4 Section 21 Fairview Township, Hanson County, South Dakota: Smiyun, Anatoliy & Lyudmila, Owner.

Votes for:6 Votes against:0 Motion carried

## **PLANNING COMMISSION**

The Chairman called to adjourn as Board of Adjustment and reconvene as Planning Commission at 9:32 am.

## **PLATS**

Tract 1 of L. Robertson's 1<sup>st</sup> Addition

Matthew & Jayne Barnard have platted Tract 1 of Lot A of L. Robertson's 1<sup>st</sup> Addition SE4 of Sections 20 in Edgerton Township, Hanson County, SD. Tract 1 is 3.47 acres. Lots has existing access. Variance to the 10 acre minimum has been approved. Motion by Kjetland, seconded by Waldera to recommend approval of the plat to the County Commissioners. All members voted aye. Motion carried.

Tract 1 Joslin Addition

Peggy Joslin and Elliott and Courtney Coughlin have platted 6.45 acres. Tract 1 Joslin Addition NW4 NW4 Section 20 Hanson Township, Hanson County SD. 0.81 acres is statutory right of way. Lot has existing access. Variance to the 10 acre minimum was not required. Motion by Freeman and seconded by Waldner to recommend approval of the plat to the County Commissioners. All members voted aye. Motion carried.

## **NEW BUSINESS**

- Letters were mailed out to all Ag landowners regarding planting in the right-of-way. The letter states that after May 1, 2022, any right-of-way that is being encroached upon will be cleared at the owner's expense. Also, all hay bales should be removed out of the rights-of-way no later than September 15, 2021. There will be a reminder letter in with the 2022 tax bill as well.
- Discussion was had regarding Hanson County implementing a website. The address is Hansoncounty.net
- Chairman Barnard will need to be replaced by the next meeting of September 29, 2021. Josh Kayser had joined the meeting and asked if he could be Barnards replacement. Waldera asked that the commissioner agenda for September 7, 2021, be added to, with a recommendation to appointment Kayser as a new member.

## **WELFARE OF THE ORDER**

Nothing at this time

## **EXECUTIVE SESSION**

Not needed at this time

A motion to adjourn was made by Jarding, seconded by Waldera. All members present voted aye. Motion carried. The date for the next regularly scheduled meeting is Wednesday, September 29, 2021 at 9:00 am.

Matt Barnard Chairman  
Hanson County Planning Commission  
Christi Pierson, CAA  
Zoning Administrator

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