

Hanson County Planning Commission

Minutes of Proceedings

January 26, 2022

The regular meeting of the Hanson County Planning Commission was held at the Hanson County Courthouse on January 26, 2022. Chairman Kayser called the meeting to order at 9:00am with the Pledge of Allegiance. Members Present: Chairman Josh Kayser, Bruce Kjetland, Jean Freeman, Sharon Jarding, Richard Waldera, Wayne Waldner, and Tristan Bender. Also Present: Christi Pierson, Zoning Administrator, Jennifer Craig, Recording Secretary, and Jim Davies, States Attorney. A complete attendance list is available at the Hanson County Planning and Zoning Office.

APPROVE MINUTES

Motion by Waldera, seconded by Freeman to approve the minutes of the December 22, 2021, regular meeting. All members voted aye.

APPROVE AGENDA

Motion by Bender, seconded by Jarding to approve the agenda. All members voted aye. Motion carried.

DISCLOSURE OF CONFLICT OF INTEREST

Rich Waldera & Josh Kayser

PUBLIC COMMENT

No one present for open forum

OLD BUSINESS

Update concerning Patton property. Will update the Judge on or before February 16, 2022, when Patton appears in front of the Judge again.

BOARD OF ADJUSTMENT

Motion to recess Planning Commission and convene as Board of Adjustment made at 9:10 am by Kjetland seconded by Bender. All members present voted aye. Motion carried.

9:10am Conditional Use permit is requested by Dakota Constructors Inc. (owners) for a Mining operation with Aggregate sales operation in an agricultural district, legally known as SE4 SE4 (less Metz Tract 1) Section 5 & SW4 SW4; PT S2 incl. lots 1,2,3 SW4 & Lot 4 SE4, Section 4 all in Rosedale Township Hanson County. In attendance was Warren Barse, Paul Linde, Schaffer Law Office, and Wes Dickhut, GeoStabilization International.

Deferred to February 23, 2022, Hanson County Zoning meeting so that more information can be obtained.

9:30am Variance to Ordinance #18 to allow the owner to describe a lot of less than 10 acres in an Agricultural District. Legally described as, NW4 (LESS LOT A; LOTS H1-H2-H3) Section 26, Hanson Township, Hanson County SD. CJCJC Trust, previously known as, Kay M Miller Trust, owner.

Findings:

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

The facts are:

- a. CJCJC Trust currently owns the property.
- b. The new plat consists of 6 acres.
- c. Hanson County will be putting in an access driveway to this property.

Motion by Kjetland and seconded by Waldera to grant a variance of less than 10 acres in an ag district. Legally described as, NW4 (LESS LOT A; LOTS H1-H2-H3) Section 26, Hanson Township, Hanson County SD. CJCJC Trust, previously known as, Kay M Miller Trust, owner.

Votes for: 7 Votes against: 0 Motion Carried

9:40am Variance to the east parcel setback of 20 feet instead of the Zoning ordinance allowed 50 feet, for placement of a shelterbelt in an Agricultural District located at 42378 256th St. Alexandria. Legally known as SE4 SE4 Section 36 Jasper Township, Hanson County South Dakota. Jeremy & Rebecca Zens, owners

1. All Federal, State and Local laws and regulations to be followed
2. This approved Variance is for a shelterbelt to be planted on the east side of the property only
3. Shelterbelt may be planted 20 feet within the 50 feet setback on the east property line.

Motion by Waldera and seconded by Freeman to approve Variance to plant a Shelterbelt within the 50-foot setback on the east side of the SE4 SE4 Section 36 Jasper Township, Hanson County South Dakota. Jeremy & Rebecca Zens, owners

Votes for: 7 Votes against: 0 Motion Carried

PLANNING COMMISSION

The Chairman called to adjourn as Board of Adjustment and reconvene as Planning Commission. Freeman left from remainder of the meeting.

PLATS

Waldner Addn. NW4 26-103-59

CJCJC Irrevocable Family Legacy Trust, Casey Miller Trustee, has platted 6 acres on the NW4 of Section 26, Hanson Twnshp. Platted land is to be sold. Hanson County will provide an access driveway to platted area. Motion by Jarding and seconded by Kjetland to recommend approval of the plat to the County Commissioners. All members voted aye. Motion carried.

Tract E in Tract A of Lot D, H. Schulz's First Addn. NE4 30-103-58

Edwin and Leona Waldner have platted 5 acres out of Tract A in Lot D Schulzs Addn. The remaining will be 15 acres. There is an easement to access all properties on file. Motion by

Kjetland and seconded by Jarding to recommend approval of the plat to the County Commissioners. All members voted aye. Motion carried.

Peterson's Conservation Easement Tract 2B S2 32-103-59

Lenny and Karen Peterson platted 76.54 acres to put into conservation. Motion by Bender and seconded by Waldner to recommend approval of the plat to the County Commissioners. All members voted aye. Motion carried.

Peterson's Conservation Easement Tract 2A N2 5-102-59

Lenny and Karen Peterson platted 177.10 acres to put into conservation. Motion by Waldera and seconded by Bender to recommend approval of the plat to the County Commissioners. All members voted aye. Motion carried.

Peterson's Conservation Easement Tract 2C NW4 4-102-59

Lenny and Karen Peterson platted 6.39 acres to put into conservation. Motion by Waldera and seconded by Jarding to recommend approval of the plat to the County Commissioners. All members voted aye. Motion carried.

NEW BUSINESS

Introduction of new Hanson County Soil Conservation Manager, Brian Andersen.

WELFARE OF THE ORDER

Discussion regarding amendment to Hanson County Ordinance #18

EXECUTIVE SESSION

Not needed at this time

A motion to adjourn was made by Kjetland, seconded by Jarding. All members present voted aye. Motion carried. The date for the next regularly scheduled meeting is Wednesday, February 23, 2022

Josh Kayser
Hanson County Planning Commission
Christi Pierson, CAA
Zoning Administrator

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