Hanson County Planning Commission Minutes of Proceedings

April 27, 2022

The regular meeting of the Hanson County Planning Commission was held at the Hanson County Courthouse on April 27, 2022. Zoning Administrator Pierson called the meeting to order at 9:04am with the Pledge of Allegiance. Wayne made a motion to elect Waldera as Vice Chairman. Jarding 2nd all in favor. Members Present, Bruce Kjetland, Jean Freeman, Sharon Jarding, Richard Waldera, Wayne Waldner and Tristan Bender. Also Present: Christi Pierson, Zoning Administrator, Jennifer Craig, Recording Secretary. Absent Chairman Josh Kayser

PUBLIC COMMENT

No one present

APPROVE MINUTES

Motion by Jarding, seconded by Bender to approve the minutes of the March 23, 2022, regular meeting. All members voted aye.

APPROVE AGENDA

Motion by Jarding, seconded by Waldera to approve the agenda with corrections. All members voted aye. Motion carried.

DISCLOSURE OF CONFLICT OF INTEREST

None at this time

OLD BUSINESS

Update on information regarding Dakota Constructors court date.

BOARD OF ADJUSTMENT

Motion to recess Planning Commission and convene as Board of Adjustment made at 9:11am by Kjetland seconded by Bender. All members present voted aye. Motion carried.

Variance to Ordinance #18 to allow the owner to describe a lot of less than 10 acres in an Agricultural District. Located at 41566 251st St., Fulton, SD legally described as, LOT 1 KESSLERS 1ST ADDN SE4, Section 3, Hanson Township, Hanson County SD. Timothy Summers, owner was present. Also present, Brent Summers

Findings:

- 1. The requested Variance is within the jurisdiction of the Board of Adjustment.
- 2. A plat to be presented to the Board regarding the division of land.
- 3. No money will be transferred due to sale of property.
- 4. The new parcel has a current approach.

A motion by Bender and seconded by Waldera to approve the conditional use permit as it complies with Article 16 Section 1607, 1-9.

Votes for: 6 Votes against: 0 Motion Carried

Variance to plant two rows of trees 42' from the right of way and over the adjacent southern parcel line instead of the Zoning ordinance allowed 50 feet side lot and 75 feet from the right of way, for placement of a shelterbelt in an Agricultural District located at 26729 425th Ave. Alexandria. Legally known as DECKER TRACT 1 & DECKER TRACT 2 all in NE4 Section 31, Taylor Township, Hanson County South Dakota. Jarrod & Stacey Watembach, owners. Jarrod present along with Tyler Watembach

Findings:

- 1. The requested Variance is within the jurisdiction of the Board of Adjustment.
- 2. Watembach is asking to plant 2 rows of cedar trees to protect from the south winds.
- 3. There is a shelter belt to the north of the property currently.
- 4. The trees will cross the property line of Decker Tract 1 & 2.
- 5. The trees will be planted forty-two feet from the right of way instead of the ordinance allowed seventy-five feet.

A motion by Waldera and seconded by Kjetland to approve the conditional use permit as it complies with Article 16 Section 1607, 1-9.

Votes for: 6 Votes against: 0 Motion Carried

Conditional Use request for operation of a horse riding stable, and campground in an agricultural district, E 700' W 3218' N 750' (LESS H2) N2, LOT A SCHULTES 1ST ADDN NW4 & Section 27, Jasper Twp, Hanson County or 42139 SD HWY 38, Alexandria, SD.: Brenda Schulte, owner, present.

Findings:

- 1. Schulte presented the Board with a comprehensive business plan and property layout.
- 2. The requested conditional use is permitted under Article 5, Section 507of Hanson County Zoning Ordinance
- 3. Highway 38 is about to be improved. The State will only take a sixty-five-foot right o f way to allow Schulte to leave trees along the road.
- 4. The property existing approach is to widen to thirty-two feet.

Conditions:

- 1. Campground to comply with Article 12 Section 1229 of Hanson County Zoning Ordinance by April 27, 2024.
- 2. No more than twenty campers to be on site at a time
- 3. Schulte to attend April 2024 Zoning Meeting to review compliance with the current conditions.
- 4. Compliance with all Federal, State, and local regulations

Motion by Waldera and seconded by Bender to approve the Conditional Use permit as presented. Votes for: 6 Votes against: 0 Motion Carried

PLANNING COMMISION

The Chairman called to adjourn as Board of Adjustment and reconvene as Planning Commission at 9:57 am. Motion by Kjetland, seconded by Jarding.

PLATS

Legally described plat of Tracts 1 & 2 in Lot 1 of Kessler's First Addition, SE4 of section 3 Hanson Township was submitted on behalf of Timothy Summers. Tract 1 consists of 5.245 acres and Tract 2 consists of 5.202 acres. Both parcels have existing approaches. Motion Freeman and seconded by Bender to recommend approval of the plat to County Commissioners. All members voted aye. Motion carried.

Legally described plat of Tract 2 of Gerlach's Addition in the SE4 of Section 20 Worthern Township was submitted on behalf of Richard and Evonne Gerlach. The plat consists of 20.62 acres. Motion Kjetland and seconded by Jarding to recommend approval of the plat to County Commissioners. All members voted aye. Motion carried.

NEW BUSINESS

Discussion regarding Ordinance 53, rock, sand and gravel extraction to add to Ordinance 18. Discussion regarding the system used to record public hearings.

WELFARE OF THE ORDER

None at this time

EXECUTIVE SESSION

Not needed at this time

A motion to adjourn was made by Waldner seconded by Bender. All members present voted aye. Motion carried. The date for the next regularly scheduled meeting is Wednesday, May 18, 2022

Josh Kayser	
Hanson County Planning Commission	
Christi Pierson, CAA	
Zoning Administrator	
Published one time at the approximate cost of:	