



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 425<sup>th</sup> 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 507 of Hanson County Zoning Ordinance
3. Highway 38 is about to be improved. The State will only take a sixty-five-foot right of 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 COMMISSION

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 Worthen 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

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