

Hanson County Planning Commission

Minutes of Proceedings

September 28, 2023

The regular meeting of the Hanson County Planning Commission was held at the Hanson County Courthouse on September 28, 2023. Chairman Kayser called the meeting to order at 9:00am with the Pledge of Allegiance. Members Present, Gary Schoenrock, Jean Freeman, Curtis Fox, and Sharon Jarding. Absent Wayne Waldner, Tristan Bender. Additionally, Christi Pierson, Zoning Administrator and Jennifer Craig, Recording Secretary.

PUBLIC COMMENT

None at this time

APPROVE MINUTES

Motion by Fox, seconded by Freeman to approve the minutes of the August 31, 2023, meeting. All members voted aye.

APPROVE AGENDA

Motion by Schoenrock, seconded by Fox to approve the agenda with correction. All members voted aye. Motion carried.

DISCLOSURE OF CONFLICT OF INTEREST

None at this time

BOARD OF ADJUSTMENT

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

Variance to rear lot setback for construction of a 40'x60' building in an agriculture district. Asking for a 30' setback where the minimum rear lot setback is 50' from the property line. The physical address is 42187 257th St., Alexandria. Legally described as, Haiar Tract 1 NE4, Section 10, Wayne Township, Hanson County, South Dakota: Benjamin C. & Natalie Abbey, Owners

Findings:

1. The terrain of the property makes it more challenging to find areas to build a 40x60 structure.

Conditions:

1. Comply with all Federal, State and Local laws and regulations.
2. Building to be no closer to the south property line than 30'.

Motion by Freeman and seconded by Jarding to approve the Variance as presented.

Roll call vote taken. All voted aye. Motion carried.

Conditional Use request for operation of Self-Storage units in an agricultural district. Physically known as 41428 253rd St. Legally described as, Lot A Deboers Subdiv. SW4 Section 16, Hanson Twp, Mitchell, SD. Hanson County, South Dakota: Jared & Shelby Holmberg, owners. Jared Holmberg present.

Findings:

1. Holmberg would like to build a 50'x150'x16' structure that will be able to accommodate 10 storage units.
2. A Hanson Township board member approved the Use.

Conditions:

1. Structure to be built within all Hanson County ordinance setbacks when building.
2. All storage related items to be inside the building. Nothing to be stored outside the building.
3. Comply with all Local, State and Federal laws and regulations.

Motion by Freeman and seconded by Jarding to approve Variance as presented. Roll call taken. All voted aye. Motion carried.

Conditional Use permit is requested by Curt & Kelly Hart (owners), for continued operation of a sand/ gravel mine, in an agricultural district, legally known as, NE4: N2 SE4 Section 20 all in Wayne Township Hanson County. Hanson County Highway Superintendent Ronnie Roth present.

Findings:

1. Hanson County Highway department had a contract with Hart to excavate sand and clay from the above property. The Conditional Use/Lease contract has expired.

Conditions:

1. Agreed lease to be signed by Hart (Lessor) and Hanson County (Leasee) before any extraction shall begin.
2. Lease will state allowable areas to be extracted.
3. Lease will follow all State, Federal and Local regulations, and laws.

Motion by Fox and seconded by Schoenrock to approve Conditional Use as presented. Roll call vote was taken. All present voted aye. Motion carried.

Discussion regarding Freidel/Viet Conditional Use. A continuance shall be in place until the regular meeting to be held November 30, 2023, at 9:00am.

PLANNING COMMISSION

Motion to recess Board of Adjustment and convene as Planning Commission by Schoenrock and seconded by Freeman at 9:32am. All members voted aye. Motion carried.

PLATS

A plat of Bartscher Tract 1, A subdivision of the NE1/4 of the SE1/4 of section 5, Rosedale Township was presented to the Board. Owners are Roger and Judith Bartscher. The plat consists of 33.51 acres. There is an easement to the west adjoining property for access. Motion by Fox and seconded by Schoenrock to recommend approval of the plat to County Commissioners. All members voted aye. Motion carried.

A plat of Tract 1 of Terveens addition in the SW4 section 1, Taylor Township was presented to the Board. The plat consists of 17.22 acres. Bruce and Rebeca Terveen are Trustees. Access is already available. Motion by Schoenrock and seconded by Jarding to recommend approval of the plat to County Commissioners. All members voted aye. Motion carried.

A plat of Lots 5&6 Block 1, Prairie Hills Estates in the sw4 of section 8, Hanson Township was presented to the Board. This is a preapproved Planned Unit Development in an Ag district. Lot 5 consists of 160,941 sq ft. Lot 6 consists of 84,285 sq. ft. Motion by Freeman and seconded by Jarding to recommend approval of the plat to County Commissioners. All members voted aye. Motion carried.

OLD BUSINESS

Greg Patton was to present to the Board progress made to clean up and remove debris from the floodplain on the property legal described as Lots 9-10 NE4 SW4 18-103-59. At the August 24, 2023, meeting Mr. Patton asked for 30 more days to have the Floodplain and Floodway areas completely cleaned out of all unnatural debris. Mr. Patton did not attend this meeting. States Attorney Davies will be following up as necessary.

NEW BUSINESS

None at this time

WELFARE OF THE ORDER

None at this time

EXECUTIVE SESSION

Not needed at this time

A motion to adjourn was made by Freeman and seconded by Schoenrock. All members present voted aye. Motion carried. The date for the next meeting is Thursday, October 26, 2023, at 9:00am.

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

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