

Hanson County Planning Commission

Minutes of Proceedings

April 25, 2024

The regular meeting of the Hanson County Planning Commission was held at the Hanson County Courthouse on April 25, 2024. Chairman Kayser called the meeting to order at 9:00am with the Pledge of Allegiance. Members Present Josh Kayser, Jean Freeman, Sharon Jarding, Wayne Waldner, and Gary Schoenrock. Absent John Bumgardner and Tristan Bender. Additionally, Christi Pierson, Zoning Administrator and Jennifer Craig, Recording Secretary.

PUBLIC COMMENT

None at this time

APPROVE MINUTES

Motion by Freeman, seconded by Jarding to approve the minutes of the March 28, 2024, meeting. All members voted aye.

APPROVE AGENDA

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

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 9:01am by Freeman and seconded by Jarding. All members present voted aye. Motion carried.

Brenda Schulte presented the Board with an update regarding her business at 42139 SD Hwy 38, Alexandria. Legally described as E 700' W 3218' N 750' (less H2). All conditions from the approved Conditional Use permit #22-27 dated April 27, 2022, have been met.

Kathy Schuldt presented the Board with a Variance to Ordinance #18 to allow them to describe a lot of less than 10 acres in an Agricultural District. Setbacks to be less than 50' from proposed boundary lines. Physically described as 26470 423rd Ave. Alexandria, SD. Legally described as, SW4 Section 13, Beulah Township, Hanson County SD. Jeffrey W. & Kathryn S. Schuldt, owners.

Findings:

1. Platting for farm management purposes only.
2. Buildings that are within the setback are all preexisting.

Motion by Waldner and seconded by Schoenrock to approve the Variance as presented. All voted aye. Motion carried.

Motion to recess Board of Adjustment and convene as Planning Commission made at 9:15am by Freeman and seconded by Jarding. All members voted aye. Motion carried.

PLATS

Jeffrey W. Schuldt & Kathryn S. Schuldt presented a plat of Tracts 1, 2, and 3 of Schuldt Subdivision in SW4 of Section 13, Beulah township. Tract 1 consists of 8.53 acres. Tract 2 consists of 1.42 acres. Tract 3 consists of 3.39 acres. All Tracts have access. Motion by Waldner and seconded by Schoenrock to recommend approval of the plat to County Commissioners. All members voted aye. Motion carried.

Donald G. and Dixie L. Patzlaff presented a plat of Lot C of Patzlaff's Addition, SE4 NE4 of Section 36, Fairview Township. The plat consists of 19.504 acres. Access already exists. Contingent on all fees and taxes being paid and all signatures acquired as necessary. Motion by Jarding and seconded by Freeman to recommend approval of the plat to County Commissioners. All members voted aye. Motion carried.

OLD BUSINESS

Discussion regarding various violations and what part of the process they are currently in.

NEW BUSINESS

Discovered that the property legally known as Weber Tract 1 NE4 13-103-59, owner Lowell Langstraat, has an accumulation of various materials that are not covered under his current Conditional Use permit. A letter of violation has been mailed via certified mail as well as Terrestrial mail.

The property legally known as Lot A Pattons 1st Add. SE4 NW4 18-103-59, owned by Paul B. & Dawn R. Patton, has been sent via certified letter and terrestrial mail a letter of violation to remove all open storage of abandoned, dismantled, or wrecked automobiles, vehicles, machines, or parts thereof.

WELFARE OF THE ORDER

None at this time

EXECUTIVE SESSION

Not needed at this time

A motion to adjourn was made by Jarding and seconded by Freeman. All members present voted aye. Motion carried. The date for the next meeting is Thursday, May 23, 2024, at 9:00am.

Josh Kayser

Hanson County Planning Commission

Christi Pierson, CAA

Zoning Administrator

Published one time at the approximate cost of: _____