

Hanson County Planning Commission

Minutes of Proceedings

June 27, 2024

The regular meeting of the Hanson County Planning Commission was held at the Hanson County Courthouse on June 27, 2024. Chairman Kayser called the meeting to order at 9:00am with the Pledge of Allegiance. Members Present Josh Kayser, Jean Freeman, Wayne Waldner, John Bumgardner, Tristan Bender, and Gary Schoenrock. Absent Sharon Jarding. Additionally, Jennifer Craig, Acting Zoning Administrator and Kristi Goehring, Recording Secretary. A list of other attendees is available at the Hanson County Zoning Office.

PUBLIC COMMENT

None at this time

APPROVE MINUTES

Motion by Freeman, seconded by Bender to approve the meeting minutes of the May 25, 2024. All members voted aye.

APPROVE AGENDA

Motion by Schoenrock, seconded by Waldner 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 9:02am by Waldner and seconded by Bender. All members present voted aye. Motion carried.

Conditional Use permit was revisited for Werning, Albert D & Jean L for a gravel mining operation with aggregate sales in an agricultural district, legally known as W2 S&W JAMES RIVER & LOT1 SE4, 24-102-59, Hanson County. Werning, Albert D & Jean L, owners. After discussion it was determined that the property owner does not have all the necessary items, specifically a haul road agreement and bond, in place. This makes the application incomplete at this time. It was stressed that a haul road agreement is a critical piece of this application. Motion to defer this permit to the July meeting by Bumgardner, seconded by Schoenrock. All members present voted aye. Motion carried.

Variance to setback requirements. Asking to build a new structure (modular home and garage) 15' from the south and 15' from the east property line, legally known as Tract A Lot 1 Moe's Addition in the S2 SE4 9-104-58, Hanson County. Kleinsasser, Jacob,

owner. No issues or complaints have been reported from any of the adjacent property owners. Motion to approve by Freeman, seconded by Bender. All members present voted aye. Motion carried.

Variance to 10-acre requirement. Asking for 3.7 acres to sell house. Current legal description is DeBoer Tract 4, N2 SW4, 20-103-59. DeBoer, Don, owner. Front footage of 325 ft is above minimum required. Motion to approve by Waldner, seconded by Bender. All members present voted aye. Motion carried.

Motion to recess as Board of Adjustment and convene as Planning Commission made at 9:20am by Bender and seconded by Schoenrock. All members voted aye. Motion carried.

PLATS

Donald J. DeBoer presented a plat of Lot A, DeBoer Tract 4, in the N2 SW4 of Section 20, Hanson Township. Lot A is 3.71 acres and split off to sell the house. Motion by Freeman and seconded by Waldner to recommend approval of the plat to County Commissioners. All members voted aye. Motion carried.

Criag and Mary Strain submitted a plat of Parcel A of Strain's in the SW4 of NW4 of Section 24, T102N, R57W, Section 24, Pleasant Township. Parcel A is 12.926. This was previously a footage description, and they are selling to a non-family person, thus required to plat the ground. Kayser has talked with the owners, who are out of town until July 1. The motion was made as a conditional approval pending that the owners sign the plat and have taxes paid before the end of business Monday, July 1. Motion by Waldner, seconded by Freeman. All members voted aye. Motion carried.

OLD BUSINESS

Kayser needs to fly Langstraat's in the near future.

Craig and Pierson did a drive by on Langstraat's and Paul Patton's property and it appears that both owners are making an effort to clean up the sites. No action has been taken.

NEW BUSINESS

None at this time

WELFARE OF THE ORDER

The topic for the next meeting is the Conditional Use Permit deferment for Werning, Albert D and Jean L.

EXECUTIVE SESSION

Not needed at this time

A motion to adjourn was made by Bumgardner and seconded by Bender. All members present voted aye. Motion carried. The date for the next meeting is Thursday, July 25, 2024, at 9:00am.

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