

# 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 July 25, 2024. Vice Chairman Bender called the meeting to order at 9:00am with the Pledge of Allegiance. Members Present Sharon Jarding, Jean Freeman, Wayne Waldner, John Bumgardner, Tristan Bender, and Gary Schoenrock. Absent Josh Kayser. Additionally, Christi Pierson, Zoning Administrator and Jennifer Craig, 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 Bumgardner, seconded by Schoenrock to approve the meeting minutes of the June 27, 2024. All members voted aye.

### APPROVE AGENDA

Motion by Freeman, 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 9:05am by Jarding and seconded by Freeman. All members present voted aye. Motion carried.

Mike Fink, Esq. was present for the Conditional Use permit that was revisited for Werning, Albert D & Jean L, with 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. At the request of the applicant, the application has been denied. Motion by Schoenrock, seconded by Waldner. All members present voted aye. Motion carried.

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

### PLATS

Ronald Muth, Member, Prairie Hills Estate LLC presented a presented a plat of Lot 9, Block 1, Prairie Hills Estates in the SW4 of Section 8, Hanson Township. The plat consists of 106,542 sq. ft. and is in an approved PUD. Motion by Waldner and seconded by Jarding to recommend approval of the plat to County Commissioners. All members voted aye. Motion carried.

Karen J. Freeman submitted a plat of Freeman Tract 1 in the SE4 of Section 11, Worthen Township. Tract 1 is 26.16, and currently has access. Motion by Schoenrock, seconded by Bumgardner. All members voted aye. Motion carried.

### **OLD BUSINESS**

Greg Patton, owner of 41249 Old Mill Rd, currently has a Violation of Nuisance property against him from Hanson County. He presented the Board with pictures of the cleanup progress he has made. Patton has cleaned all debris out of the Flood plain. Patton said that he will no longer store debris of any kind in the floodplain. He also will not expand on the current open storage on any portion of the lot, or tract of land for the sale, storage, keeping, or for the abandonment, dismantling, or wrecking of automobiles or other vehicles, machines, or parts thereof. He will comply with all of Hanson County Ordinance #18.

### **NEW BUSINESS**

None at this time

### **WELFARE OF THE ORDER**

Discussion regarding properties in Hanson County that are not in compliance with Ordinance #18

### **EXECUTIVE SESSION**

Not needed at this time

A motion to adjourn was made by Waldner and seconded by Bumgardner. All members present voted aye. Motion carried. The date for the next regular meeting is Thursday, August 29, 2024, at 9:00am.

Tristan Bender  
Hanson County Planning Commission  
Christi Pierson, CAA  
Zoning Administrator  
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