

Hanson County Planning Commission

Minutes of Proceedings

October 24, 2024

The regular meeting of the Hanson County Planning Commission was held at the Hanson County Courthouse on October 24, 2024. Chairman Kayser called the meeting to order at 9:00am with the Pledge of Allegiance. Members Present Gary Schoenrock, Jean Freeman, Wayne Waldner, John Bumgardner and Sharon Jarding. Absent, Tristan Bender. 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

No one present

APPROVE MINUTES

Motion by Freeman, seconded by Jarding to approve the meeting minutes of the September 26, 2024. All members voted aye.

APPROVE AGENDA

Motion by Freeman, seconded by Bumgardner 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 9:10am by Jarding and seconded by Freeman. All members present voted aye. Motion carried.

A request to rezone E1/2 SE1/4 SE1/4 (LESS H1-H2) 14-101-57, Hanson County, South Dakota from an Agricultural District to Planned Unit Development, thereby allowing for the construction of a residential subdivision consisting of three (3) lots. Each lot consisting of approximately six +/- acres. The applicants are Sean L. & Karen M Gerstenecker. Sean and Karen Gerstenecker presented the development plan of the 3 lots.

Finding of facts:

1. Sean & Karen Gerstenecker are purchasing the property on a Contract for Deed.
2. There is a recorded vested drainage right in the northwest area of the proposed property. Recorded in Drainage right book 2 page 207-208.
3. There is a current approach to the property that, if approved, the approach will be replaced with a new common approach on proposed Lot 2.
4. There is a recorded Ag covenant that will go with the property and all future properties upon approval.

Motion was made by Freeman and seconded by Waldner to approve the rezoning of the legal description to the County Commissioner's with the following conditions:

1. All homes to be built so that they would qualify for any Fannie Mae or Freddie Mac type of loans.
2. There is one common access point for all 3 lots.
3. A 75' setback will be maintained from all right of ways.
4. Only single-family homes will be built on subject property.
5. Approval of the proposed plat, Plat of Lots 1, 2, and 3 in Pine Grove Meadows Addition, in the E1/2 of the SE1/4 of the SE1/4, Section 14, T101N of the 5th P.M., Hanson County, by the Hanson County Zoning Board and the Commissioner's.
6. Approval of the re-zoning of the legally described parcel E1/2 SE1/4 SE1/4 (Less H1-H2) 14-101-57 to a Planned Unit Development by the by the Hanson County Commissioner's
7. The owner will record with the Hanson County Register of Deeds a Restricted Legal Covenant to limit single family dwelling only to be built on each lot.

A roll call vote was held. Freeman aye. Jarding aye. Schoenrock aye. Bumgardner aye. Waldner aye. Kaser aye. Motion approved.

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

PLATS

Sean and Karen Gerstenecker presented the plat of Lots 1, 2, and 3 in Pine Grove Meadows Addition, in the E1/2 of the SE1/4 of the SE1/4, Section 14, T101N of the 5th P.M., Hanson County. Each lot contains 6.70 acres. On Lot 2 there is a 20' wide easement for access to Lots 1, 2, and 3. An approval of the rezoning of this property to Planned Unit Development has been granted by the Hanson County Zoning Board. Motion by Waldner and seconded by Jarding to recommend approval of the plat to the County Commissioners. All members voted aye. Motion carried.

On behalf of Nicole L. Bartscher and Anthony E. Bartscher a plat of Tract A of Bartscher's Addition in the SW1/4 of Section 11, Jasper Township, Hanson County was presented. The plat is to replace a linear description that. Motion by Bumgardner and seconded by Waldner to recommend approval of the plat to the County Commissioners. All members voted aye. Motion carried.

OLD BUSINESS

Discussion regarding litigation of Mitchell Quarry owned by Dakota Constructors.

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 Jarding and seconded by Freeman. All members present voted aye. Motion carried. The date for the next regular meeting is Thursday, November 20, 2024, at 9:00am.

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