

Hanson County Planning Commission

Minutes of Proceedings

February 27, 2025

The regular meeting of the Hanson County Planning Commission was held at the Hanson County Courthouse on February 27, 2025. Chairman Kayser called the meeting to order at 9:00am with the Pledge of Allegiance. Members Present Jean Freeman, John Bumgardner, Sharon Jarding and Gary Schoenrock. Absent Wayne Waldner and Tristan Bender. Additionally, Christi Pierson, Zoning Administrator and Jennifer Craig, Recording Secretary.

PUBLIC COMMENT

No one present

APPROVE MINUTES

Motion by Bumgardner, seconded by Jarding to approve the meeting minutes of January 23, 2025, 2024. All members voted aye.

APPROVE AGENDA

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

9:00am Conditional Use permit requested by Nathan & Jessica Schulz (owners) for a Class B animal feeding operation in an agricultural district, legally known as E2 NE4 32-101-57 Hanson County, SD. Physical address is 26741 426th Ave. Emery SD.

Findings:

1. The requested Conditional Use is within the jurisdiction of the Board of Adjustment.
2. The facts are:
 - a. Nathan & Jessica Schulz are the owners of the subject property.
 - b. Nathan & Jessica Schulz will be operating the CAFO to be built.
 - c. USDA-Natural Resources Conservation Service prepared a Comprehensive Nutrient Management Plan for the proposed cattle confinement that was presented to the Board.
 - d. The cattle confinement building to be 50' x 304'
 - e. Perpetual Easements have been recorded for properties legally described as Lot A DM Squires 1st Addn. SW4 32-101-57 and RE Decker Tract 1 NE4 31-101-57 as a requirement of the construction of an Animal Feeding Operation within one (1) mile of the residential dwelling.
3. The conditional use is in harmony with the general purpose and intent of the Hanson County Zoning Ordinance.
4. No precedent unfavorable to the area as a whole will be set.

Motion:

It was moved by Bumgardner and seconded by Schoenrock to grant a conditional use permit to Nathan & Jessica Schulz for a Class B Confined Animal Feeding Operation for cattle with the following conditions:

- a. All Performance standards of Section 523 of the Hanson County Zoning Ordinance to be adhered to for a Class B Animal Feeding Operations.
- b. No building to be built in the flood plain.

c. Comprehensive Nutrient Management Plan to be followed as presented to the Board. A roll call vote was held. Bumgardner, aye, Schoenrock, aye. Freeman, aye. Jarding, aye. Kayser, aye. Motion carried.

Planning commission

Motion to recess as Board of Adjustment and reconvene as Planning Commission at 9:25am by Jarding and seconded by Freeman.

PLATS

Gary & Dorothy Bahmuller presented the plat of Lot 1 Bahmullers Addn. in the SW4 18-101-57. The plat consists of 10 acres that previously had a home. There are currently 2 approaches to the property. Motion by Schoenrock and seconded by Jarding to recommend approval to the County Commissioners. All members present voted aye. Motion carried.

OLD BUSINESS

None at this time

NEW BUSINESS

WELFARE OF THE ORDER

Nothing at this time

EXECUTIVE SESSION

Not needed at this time

A motion to adjourn was made by Freeman and seconded by Jarding. All members present voted aye. Motion carried. The date for the next regular meeting is Thursday, March 27, 2025, at 9:00am.

Joshua Kayser

Hanson County Planning Commission

Christi Pierson, CAA

Zoning Administrator

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