

**HANSON COUNTY PLANNING COMMISSION**  
**MINUTES OF PROCEEDINGS**  
April 28, 2021

The regular meeting of the Hanson County Planning Commission was held at the Hanson County Courthouse on April 28, 2021. Chairman Barnard called the meeting to order at 9:00am with the Pledge of Allegiance. Members Present: Matt Barnard, Jean Freeman, Bruce Kjetland, Sharon Jarding and Tristan Bender. Richard Waldera and Wayne Waldner absent. Also, Present: Christi Pierson Zoning Administrator and Jennifer Craig, Recording Secretary.

**APPROVE MINUTES**

Motion by Bender, seconded by Jarding to approve the minutes of the March 22, 2021 regular meeting. All members voted aye.

**APPROVE AGENDA**

Motion by Kjetland, seconded by Freeman to approve the agenda. All members voted aye. Motion carried.

**DISCLOSURE OF CONFLICT OF INTEREST**

None at this time

**PUBLIC COMMENT**

No one present for open forum.

**OLD BUSINESS**

Patton property, Zone 1 is clear and on schedule.

**NEW BUSINESS**

Planning and Zoning Ordinances to be updated in 2021.

**BOARD OF ADJUSTMENT**

Motion to recess Planning Commission and convene as Board of Adjustment made at 9:06 am by Bender, seconded by Jarding. All members present voted aye. Motion carried.

9:05am Variance to front lot setback for construction of a garage in an agriculture district. 25597 419th Ave. Legally described as, S 1475' E 423.5' SE4 Section 31 Jasper Township, Hanson County, South Dakota: Corey A. Degen, Owner was present.

Findings:

1. The requested variation is within the jurisdiction of the Board of Adjustment.

The facts are:

- a. Mr. Degen is the owner of the property.
- b. The current home is already in the setback and was built before Hanson County had ordinances.
- c. The new 28x26 attached garage will be inside the front 75ft setback.

Motion: It was moved by Kjetland and seconded by Freeman to approve the Variance to the front lot setback in an Ag district legally described as S 1475' E 423.5' SE4 Section 31 Jasper Township, Hanson County, South Dakota: Corey A. Degen, Owner.

Votes for: 5      Votes against: 0      Motion carried

9:12am Conditional Use Permit for a retail home business in an Ag district. Legally described as RAATZ TRACT A-1 SUB OF RAATZ TRACT A NE4 Section 3, Spring Lake Township, Hanson County South Dakota, also known as 42771 244<sup>th</sup> St. Canova SD. Robert A. Raatz, owner. Dwight D & Nadezhda S Waldner, Contract for Deed holder.

Findings:

1. The requested conditional use request complies with Hanson County Zoning Ordinance Section 507.
2. The Facts are:
  - a. Nadezhda S Waldner presented a business plan to the Board.

- b. The retail business will sell home goods and food.
- c. There is plenty of off-street parking for this business.
- d. In the event of an expansion, the owner will obtain all necessary permit from Hanson County.
- e. The owner will follow all local and State laws and guidelines for the operation of such retail business.

Motion by Kjetland and seconded by Bender to approve the Conditional Use Permit for a retail business in an Ag district for the property legally described as RAATZ TRACT A-1 SUB OF RAATZ TRACT A NE4 Section 3, Spring Lake Township, Hanson County South Dakota.

Votes for: 5      Votes against:0      Motion carried

9:20am - Vernon & Miriam Helmuth, owners, are asking for a Variance to Ordinance #18 to allow the owner to describe a lot of less than 10 acres in an Agricultural District, LOT A1 HELMUTH 1ST ADDN & LOT AB-1 NW4 27-103-58 Section 27, Jasper Township, Hanson County South Dakota. Has been deferred to the May 19, 2021 Planning and Zoning Meeting.

### **PLANNING COMMISSION**

The Chairman called to adjourn as Board of Adjustment and reconvene as Planning Commission at 9:29 am.

### **PLATS**

No plats have been submitted.

### **WELFARE OF THE ORDER**

Discussion on the process of the Zoning Ordinance update

### **EXECUTIVE SESSION**

Not needed at this time

A motion to adjourn was made by Freeman, seconded by Jarding. All members present voted aye. Motion carried. The date for the next regularly scheduled meeting is Wednesday, May 19, 2021 at 9:00 am.

Matt Barnard Chairman  
Hanson County Planning Commission  
Christi Pierson, CAA  
Zoning Administrator

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