

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

The regular meeting of the Hanson County Planning Commission was held at the Hanson County Courthouse on July 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, Tristan Bender, Richard Waldera and Wayne Waldner. Also, Present: Christi Pierson Zoning Administrator and Jennifer Craig, Recording Secretary.

**APPROVE MINUTES**

Motion by Jarding, seconded by Bender to approve the minutes of the June 23, 2021 regular meeting. All members voted aye.

**APPROVE AGENDA**

Motion by Freeman, seconded by Waldner 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**

Discussion of nuisance properties to be settled at an upcoming jury trial on September 2, 2021.

**BOARD OF ADJUSTMENT**

Motion to recess Planning Commission and convene as Board of Adjustment made at 9:05 am by Kjetland, seconded by Waldera. All members present voted aye. Motion carried.

9:05am Variance to side lot setback for construction of a lean-to in an agriculture district.41256 St. Legally described as, OUTLOT 1 Section 31 Rosedale Township, Hanson County, South Dakota: Dana & Heather Hohn, Owners.

Findings:

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

The facts are:

- a. Dana and Heather Hohn are the owners of the property.
- b. The new lean-to will be added to the current building in the setback and was built prior to Hanson County having zoning ordinances.
- c. The new 16x48 attached lean-to will be inside the 50' side lot setback.

Motion: It was moved by Kjetland and seconded by Freeman to approve the Variance as presented.

Votes for: 7      Votes against: 0      Motion carried

9:10 Variance to side lot setback for construction of an addition to existing house in an agriculture district. 24723 421 Ave. Legally described as, LOT A MUILENBURGS 1ST ADDN NE4 Section 21 Fairview Township, Hanson County, South Dakota: SMIYUN, ANATOLIY & LYUDMILA, Owner.

Motion by Kjetland and seconded by Waldner to defer to August 25, 2021, Hanson County zoning meeting.

Votes for:7      Votes against:0      Motion carried

## **PLANNING COMMISSION**

The Chairman called to adjourn as Board of Adjustment and reconvene as Planning Commission at 9:25 am.

### **PLATS**

#### **DEGEN'S 1<sup>ST</sup> ADDN**

Diane M. Fessler Trustee for the Trust of Anita R. Degen has platted Lots A, B & C of Degen's First Addition in the SW4 of Sections 29 and 30 all in Wayne Township, Hanson County, SD. Lot A is 122.77 acres. Lot B is 34.90 acres. Lot C is 2.17 acres and Lot D is 79.08 acres. All lots have existing access. Motion by Jarding seconded by Bender to recommend approval of the plat to the County Commissioners. All members voted aye. Motion carried.

### **NEW BUSINESS**

Discussion regarding zoning violation letters that have been sent to property owners in Hanson County. Review of proposed marijuana resolutions.

### **WELFARE OF THE ORDER**

Nothing at this time

### **EXECUTIVE SESSION**

Not needed at this time

A motion to adjourn was made by Waldner, seconded by Bender. All members present voted aye. Motion carried. The date for the next regularly scheduled meeting is Wednesday, August 25, 2021 at 9:00 am.

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

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