

Hanson County Planning Commission

Minutes of Proceedings

June 28, 2023

The regular meeting of the Hanson County Planning Commission was held at the Hanson County Courthouse on June 28, 2023. Vice Chairman Bender called the meeting to order at 10:00am with the Pledge of Allegiance. Members Present, Gary Schoenrock, Wayne Waldner, Jean Freeman, Tristan Bender, Curtis Fox, and Sharon Jarding. Absent, Josh Kayser. Also Present: Christi Pierson, Zoning Administrator and Jennifer Craig, Recording Secretary.

PUBLIC COMMENT

No one present

APPROVE MINUTES

Motion by Freeman, seconded by Jarding to approve the minutes of the May 24, 2023, meeting. All members voted aye.

APPROVE AGENDA

Motion by Schoenrock, seconded by Waldner to approve the agenda as presented. All members voted aye. Motion carried.

DISCLOSURE OF CONFLICT OF INTEREST

Jarding and Schoenrock

OLD BUSINESS

Discussion regarding the nuisance property owned by Harlan and Indria Dillon located at 41942 257TH St., Alexandria.

Discussion regarding Gregory Patton property located at 41249 Old Mill Rd, Mitchell.

BOARD OF ADJUSTMENT

Motion to recess Planning Commission and convene as Board of Adjustment made at 10:25am by Waldner and seconded by Jarding. All members present voted aye. Motion carried.

10:25 am Variance to side and back lot setbacks for existing structures in an agriculture district. The physical address is 26178 423rd Ave. Legally described as, SW4, Section 36, Wayne Township, Hanson County, South Dakota: John V & Linda M Heinz, Owners.

Findings:

1. Property is to be sold.
2. A plat has been completed for fewer acres than the current owner has.
3. Existing buildings are closer to the new boundary lines than ordinance allows for.
4. The current owner is retaining one of the buildings.
5. A site plan was attached with the Variance Application.

Conditions:

1. Plat accepted by the Hanson County Zoning Board and the Hanson County Commissioners.
2. Variance is only for existing buildings. Any building changes after 6/28/2023 are not covered by this Variance permit.
3. Comply with all Federal, State, and Local regulations.
4. Exhibit "A", site plan showing the location of the existing buildings, is part of the permit.

Motion by Freeman and seconded by Waldner to approve the Variance as presented.

Roll call vote taken: Waldner, aye. Fox, aye. Schoenrock, aye. Freeman, aye. Jarding, aye. Bender, aye. Motion carried.

10:35am Variance to side and back lot setbacks for the construction of 2 structures in an agriculture district. The physical address is 42192 257th St. Legally described as, S 222' E 387' (LESS LOT A AULNERS 1ST ADDN) SE4 SE4 03-102-58, Section 3, Wayne Township, Hanson County, South Dakota: Travis & Melody Kunkel, Owners.

Findings:

1. Asking to build a 48x56 Machine shed 10' from the north boundary line.
2. Asking to move a 12x20 structure on the east side property line within the setback.
3. The road on the east side of the property line has been vacated.
4. The vacated road on the east side has an easement to access the property to the north.

Conditions:

1. Compliance with all Federal, State, and Local regulations
2. 48x56 Machine shed to be 10' from the north property boundary line and all other setbacks are according to ordinance.

Motion by Waldner and seconded by Fox to approve the Variance for 10' off the north property to build a 48x56 machine shed. Deny the variance for a 12x20 structure within the east setback. Roll call vote taken: Waldner, aye. Fox, aye. Schoenrock, abstain.

Freeman, aye. Jarding, abstain. Bender, aye. Motion carried.

PLANNING COMMISSION

Motion to recess Board of Adjustment and convene as Planning Commission made at 11:02am by Fox and seconded by Waldner. All members voted aye. Motion carried.

PLATS

Legally described plat of Tract 1 of Heinz Addition, in the SW4 of section 36, Wayne Township, submitted by John V. Heinz and Linda M. Czerny-Heinz. The plat consists of 15.966 acres. New plat and remaining property have access. Motion by Waldner and

seconded by Fox to recommend approval to the Hanson County Commissioners. All members voted aye. Motion carried.

Legally described plat of Tract 1 Dale's Addition, in the SE4 of section 13, Taylor Township, submitted by Dale H. Michel. The plat consists of 10.121 acres. This plat replaces a linear description. The new plat has access. Motion by Waldner and seconded by Jarding to recommend approval to the Hanson County Commissioners. All members voted aye. Motion carried.

Legally described plat of Tract 4, Guericke and Haiar subdivision of the NW4 & SW4 of section 11, the NE4 & SE4 of section 10, all in Wayne Township, submitted by Terry Haiar & Catherine M Haiar. The plat consists of 181.138 acres and has a 30' wide access easement to Tract 2. The new plat combines several parcels. Motion by Fox and seconded by Waldner to recommend approval to the Hanson County Commissioners. Roll call vote taken: Waldner, aye. Fox, aye. Schoenrock, abstain. Freeman, aye. Jarding, abstain. Bender, aye. Motion carried.

NEW BUSINESS

Review and approve updated zoning forms.

Proposed new time for future Planning and Zoning meetings to be held on the 4th Thursday of the month at 9:00am unless noted prior.

Moving the future agenda item of "Old Business" to be discussed after "Board of Adjustment."

WELFARE OF THE ORDER

None at this time

EXECUTIVE SESSION

Not needed at this time

A motion to adjourn was made by Jarding Waldner and seconded by Waldner. All members present voted aye. Motion carried. The date for the next regularly scheduled meeting is THURSDAY, July 27, 2023.

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

Published one time at the approximate cost of: _____