

Hanson County Planning Commission

Minutes of Proceedings

July 27, 2023

The regular meeting of the Hanson County Planning Commission was held at the Hanson County Courthouse on July 27, 2023. Chairman Kayser called the meeting to order at 9:00am with the Pledge of Allegiance. Members Present, Gary Schoenrock, Wayne Waldner, Jean Freeman, Tristan Bender, Curtis Fox, and Sharon Jarding. Also Present: Christi Pierson, Zoning Administrator and Jennifer Craig, Recording Secretary.

PUBLIC COMMENT

No one present

APPROVE MINUTES

Motion by Fox, seconded by Jarding to approve the minutes of the June 28, 2023, meeting with corrections. All members voted aye.

APPROVE AGENDA

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

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 9:01am by Freeman and seconded by Waldner. All members present voted aye. Motion carried.

9:05 am Variance to Ordinance #18 to allow the owner to describe a lot of less than 10 acres in an Agricultural District, and setbacks to be less than 50' from proposed boundary lines. Physically described as 42106 246th St. Alexandria, SD. Legally described as, LOT 1 MOES 1ST ADDN S2 SE4 SEC 9 & SW4 SEC 10 (LESS TRACT A LOT 1 SE4 9-104-58) Section 10, Fairview Township, Hanson County SD. Edwin Sr. & Elisabeth Waldner, 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.
4. The current owner retains 3 existing buildings.
5. The current owner will reside on the remaining parcel.
6. A site plan was attached with the Plat.

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 7/27/2023 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 Waldner and seconded by Bender to approve the Variance as presented.

All voted aye. Motion carried.

9:10 am. Conditional Use request for operation of a retail business in an agricultural district. Legally described as NE4 N&E RR (LESS LOT MM; LOT A; LOT H1), Section 9, Wayne Twp, Alexandria, SD. Hanson County, South Dakota: David R & Sandra M Kayser, owners.

Findings:

1. A Business plan presented to the Board by Betty and Dan Soller who will be the owners.
2. The proposed business will be an Ace Hardware Store, with an emphasis on farm and rural needs.
3. The Sollers plan to purchase ~5 acres from Kayser.
4. The Kaysers are in the process of platting the land to sell.
5. The proposed managers of the Ace Hardware Alexandria will be Jo and Heidi Jarding.
6. Parties would prefer that the property be annexed into the town of Alexandria before construction begins.
7. Proposed structure to be 16,000 square feet.
8. Parties involved have started the process for the future access to proposed business.
9. This property is in the transition area on the Hanson County future use map.

Conditions:

1. Compliance with all Federal, State, and Local regulations.
2. Plat to be approved by Hanson County Zoning and Commissioner Boards.
3. Compliance with all Zoning Ordinance #18 as it pertains to Article 7, Rural Commercial District, and all other applicable Hanson County ordinance.

Motion by Waldner and seconded by Bender to approve Conditional Use as presented.

All voted aye. Motion carried.

PLANNING COMMISSION

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

PLATS

Legally described plat of TRACT B, IN LOT 1 OF D. MOE'S ADDITION, S2 SE4, section 9, Fairview Township, submitted by Edwin S. Waldner Sr and Elisabeth Waldner. The plat consists of 2.259 acres. Variance was approved. New plat and remaining property have access. Motion by Waldner and seconded by Bender to recommend approval to the Hanson County Commissioners with the contingency that the final signed plat is the same as presented. All members voted aye. Motion carried.

OLD BUSINESS

Dillons were sent a letter by States Attorney Davies stating that they have until August 31, 2023, to have nuisance property in compliance with Hanson County ordinance #18. Wittstruck to appear in court for nuisance property August 16, 2023, at 10:30am. Discussion on other nuisance properties and the resolutions.

NEW BUSINESS

General business items

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 Schoenrock. All members present voted aye. Motion carried. The date for the next regularly scheduled meeting is Thursday, August 24, 2023, at 9:00am.

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

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