

Hanson County Planning Commission

Minutes of Proceedings

October 26, 2023

The regular meeting of the Hanson County Planning Commission was held at the Hanson County Courthouse on October 26, 2023. Vice Chairman Bender called the meeting to order at 9:00am with the Pledge of Allegiance. Members Present, Tristan Bender, Gary Schoenrock, Jean Freeman, Curtis Fox, and Wayne Waldner. Absent, Josh Kayser and Sharon Jarding. Additionally, Christi Pierson, Zoning Administrator and Jennifer Craig, Recording Secretary.

PUBLIC COMMENT

None at this time

APPROVE MINUTES

Motion by Freeman, seconded by Schoenrock to approve the minutes of the September 28, 2023, meeting. All members voted aye.

APPROVE AGENDA

Motion by Freeman, seconded by Fox 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 Waldner. All members present voted aye.

Motion carried.

Conditional Use request for operation of an open sales area to sell utility trailers and refurbished construction equipment in an agricultural district. Legally described as Tract 1 Terveens Addn SE4, Section 3, Taylor Twp, or 42786 263rd St, Emery SD. Hanson County, South Dakota: Harold and Tania Wipf, owners. Harold Wipf presented his plan.

Findings:

1. Wipf would like to sell custom utility type trailers and small refurbished construction equipment.
2. A barn burned down recently. In that area, they would like to utilize as the designated sales and display of the equipment for sale.
3. Electrical is already available.
4. There will be no public restrooms.
5. An existing 30x60 shop will be used for the inside storage of the business.

Conditions:

1. Comply with all Federal, State and Local laws and regulations.
2. No more than 40 units to be for sale at any one time.
3. "Sales" are to be located on the north side of the current driveway.

4. All contaminated materials to be stored and/or recycled as regulations allow. Contaminated material not to be released onto the bare ground.
5. A clean professional appearance to be maintained at all times.

Motion by Waldner and seconded by Fox to approve the Conditional Use as presented. Roll call vote taken. All voted aye. Motion carried.

Variance to Ordinance #18 to allow the owner to describe a lot of less than 10 acres in an Agricultural District. Legally described as, NE4 N&E RR (less Lot MM; Lot A; Lot H1) Section 9, Wayne Township, Hanson County SD. David and Sandy Kayser, owners. Dave Kayser present.

Findings:

1. A Conditional Use was approved on July 27, 2023, by this Board for an Ace Hardware retail store.
2. A proposed plat for this land to follow.

Conditions:

1. Approve the proposed plat by this Board and The Hanson County Board of Commissioners.

Motion by Waldner and seconded by Schoenrock to approve Variance as presented. All voted aye. Motion carried.

Variance to Ordinance #18 to allow the owner to describe a lot of less than 10 acres in an Agricultural District. Legally described as, NE4 (Less H1) Section 26, Jasper Township, Hanson County SD. Louetta Decker, owners.

Findings:

1. 6 acres of original farmstead to be platted.
2. Selling platted 6 acres
3. Approach exists.
4. A proposed plat for this land to follow.

Conditions:

1. Approve the proposed plat by this Board and the Hanson County Board of Commissioners.

Motion by Freeman and seconded by Waldner to approve Variance as presented. All present voted aye. Motion carried.

PLANNING COMMISSION

Motion to recess Board of Adjustment and convene as Planning Commission by Schoenrock and seconded by Waldner at 9:39am. All members voted aye. Motion carried.

PLATS

Lots B, C, & D of D.R.Kayser 1st Addition, in the NE4 of section 9, Wayne Township. The owner is David R. and Sandra M. Kayser Joint Trust. Lot B consists of 3.44 acres. Lot C consists of 1.46 acres. Lot D consists of 2.23 acres. Variance approved earlier in meeting. Motion by Fox and seconded by Waldner to recommend approval of the plat to County Commissioners. All members voted aye. Motion carried.

A plat of Tract 1 of Decker Addition in the NE4 section 26, Jasper Township was presented to the Board. The plat consists of 6 acres. Louetta Decker is the owner. Access is already available. Variance approved earlier in meeting. Motion by Waldner and seconded by Schoenrock to recommend approval of the plat to County Commissioners. All members voted aye. Motion carried.

A plat of section A, Blocks 1 through 6, Tree Hill Memorial Garden, A cemetery in the SE4 of section 34, Wayne Township was presented to the Board. An easement is called out on the plat for access. Ward L. & Melanie M. Tuttle, owners. Motion by Fox and seconded by Freeman to recommend approval of the plat to County Commissioners. All members voted aye. Motion carried.

A plat of Lot A of JJ Bartscher 1st Addition in the SW4 of section 13, Jasper Township was presented to the Board. Plat consists of 10 acres. LL-SD Trust is the owner. Approach already exists. Motion by Waldner and seconded by Schoenrock to recommend approval of the plat to County Commissioners. All members voted aye. Motion carried.

OLD BUSINESS

States Attorney Jim Davies presented the Board with information regarding nuisance properties around Hanson County.

NEW BUSINESS

None at this time

WELFARE OF THE ORDER

None at this time

EXECUTIVE SESSION

Not needed at this time

A motion to adjourn was made by Waldner and seconded by Freeman. All members present voted aye. Motion carried. The date for the next meeting is Thursday, November 30, 2023, at 9:00am.

Josh Kayser
Hanson County Planning Commission
Christi Pierson, CAA
Zoning Administrator
Published one time at the approximate cost of: _____