

Hanson County Planning Commission

Minutes of Proceedings

April 24, 2025

The regular meeting of the Hanson County Planning Commission was held at the Hanson County Courthouse on April 24, 2025. Chairman Josh Kayser called the meeting to order at 9:00am with the Pledge of Allegiance. Members Present Jean Freeman, John Bumgardner, Sharon Jarding, Gary Schoenrock, Wayne Waldner and Tristan Bender. Additionally, Christi Pierson, Zoning Administrator and Jennifer Craig, Recording Secretary. A list of attendance can be found at Hanson County Zoning office.

PUBLIC COMMENT

No one present

APPROVE MINUTES

Motion by Jarding, seconded by Freeman to approve the meeting minutes of March 27, 2025. All members voted aye.

APPROVE AGENDA

Motion by Bender, seconded by Waldner 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 Bumgardner and seconded by Bender. All members present voted aye. Motion carried.

Conditional Use for the construction of a cell tower in an agricultural district, LOTS A & B SE4 N RR, Section 26, Pleasant Township, Hanson County, South Dakota; Matthew Hanssen, owner/The Towers LLC Lessee

Findings:

1. The requested Conditional Use is within the jurisdiction of the Board of Adjustment.
2. The facts are:
 - a. Matthew Hanssen owns the subject property.
 - b. Matthew Hanssen has an agreement to lease .23 +/- acres of land to The Towers LLC for the purpose of building a 195' mono pole telecommunications cell tower.
 - c. The Towers LLC have submitted comprehensive building and site plans to the Hanson County Zoning office, labeled PROJECT US-SD-5077 FUZE ID# 17029349.
 - d. The Towers LLC is proposing a 195' monopole tower with 3 antennas and a 4' lighting rod at the top.
 - e. A site plan consists of a 50'x50' gated chain link fence area for safety. The chain link fence is to be 6' in height. 3 rows of barbed wire will be installed at the top of the fence for safety as per plan.
3. No precedent unfavorable to the area as a whole will be set.

Motion:

It was moved by Bender and seconded by Waldner to grant a Conditional Use permit to The Towers LLC under the following conditions:

1. All Federal, State and Local regulations and laws to be followed.
2. The new compound is to be built as presented in the document labeled PROJECT US-SD-5077 FUZE ID# 17029349.
3. No construction will begin until a driveway approach is approved by Hanson County.

All members present voted aye. Motion approved.

Conditional Use permit requested by Rockport Hutterian Brethren Inc. for an animal mortality facility in an agricultural district, legally known as SE4 Section 01 Worthen Township, Hanson County, SD.

FINDINGS:

1. The requested Conditional Use is within the jurisdiction of the Board of Adjustment.
2. The facts are:
 - a. Rockport Hutterian Brethren Inc. currently owns the property
 - b. Rockport has submitted a site plan for a 10-bay concrete poured structure to dispose of deceased hogs.
 - c. Recycled turkey litter will be used in the decomposition process.
 - d. The proposed facility will help with bio security in that the deceased animals will not need to leave the area.
 - e. The proposed 10-bay facility is more than the current need and allows for future expansion if necessary.
 - f. A site plan was presented to the Board.
 - g. All necessary terms from Section 1605 of the Hanson County Zoning Ordinance were adequately met.

Motion:

It was moved by Bender and seconded by Waldner to grant the Conditional Use permit to Rockport Hutterian Brethren Inc. for an animal mortality facility in an agricultural district, legally known as SE4 Section 01 Worthen Township, Hanson County, SD.

1. Approval from the South Dakota Department of Agriculture and Natural Resources will be submitted to the Hanson County Zoning Administrator before any construction begins.
2. Federal, State and Local regulations and laws will be adhered to.
3. Facility will be located as presented to the Board
4. Facility to be built as presented to the Board

Roll call vote taken: Waldner aye. Bumgardner aye. Schoenrock aye. Freeman aye. Jarding aye. Bender aye. Kayser aye. Motion Carried.

Conditional Use permit requested by Rockport Hutterian Brethren Inc. for an animal mortality facility in an agricultural district, legally known as W2 SW4 Incl Govt lots 3-4 Section 31 Wayne Township, Hanson County, SD.

FINDINGS:

1. The requested Conditional Use is within the jurisdiction of the Board of Adjustment.
2. The facts are:
 - a. Rockport Hutterian Brethren Inc. currently owns the property
 - b. Rockport has submitted a site plan for a 10-bay concrete poured structure to dispose of deceased turkeys and cattle.
 - c. Recycled turkey litter will be used in the decomposition process.
 - d. The proposed facility will help with bio security in that the deceased animals will not need to leave the area.
 - e. The proposed 10-bay facility is more than the current need and allows for future expansion if necessary.
 - f. A site plan was presented to the Board.
 - g. All necessary terms from Section 1605 of the Hanson County Zoning Ordinance were adequately met.

Motion:

It was moved by Freeman and seconded by Bumgardner to grant the Conditional Use permit to Rockport Hutterian Brethren Inc. for an animal mortality facility in an agricultural district, legally known as W2 SW4 Incl Govt lots 3-4 Section 31 Wayne Township, Hanson County, SD.

1. Approval from the South Dakota Department of Agriculture and Natural Resources will be submitted to the Hanson Count Zoning Administrator before any construction begins.
2. Federal, State and Local regulations and laws will be adhered to.
3. Facility will be located as presented to the Board
4. Facility to be built as presented to the Board

Roll call vote taken: Waldner aye. Bumgardner aye. Schoenrock aye. Freeman aye. Jarding aye. Bender aye. Kayser aye. Motion Carried.

Conditional Use permit requested by William Lingemann Trust & Carol L. Lingemann Trust for a Class B animal feeding operation in an agricultural district, legally known as NE4 NW4; S2 NW4; W2 SW4 (LESS H1) Section 16 Worthen Township, Hanson County, SD.

Findings:

1. William Lingemann contacted the Zoning Administrator by phone requesting the Conditional Use by canceled.
2. The facts are:
 - a. William Lingemann Trust & Carol L. Lingemann Trust currently own the property where the proposed CAFO is to be built.
3. No information was presented to the Board regarding the Class B.

MOTION:

It was moved by Bumgardner and seconded by Freeman to deny Conditional Use to William Lingemann Trust & Carol L. Lingemann Trust for a Class B animal feeding operation in an agricultural district, legally known as NE4 NW4; S2 NW4; W2 SW4 (LESS H1) Section 16 Worthen Township, Hanson County, SD.

Roll call vote taken: Waldner aye. Bumgardner aye. Schoenrock aye. Freeman aye. Jarding aye. Bender aye. **Kayser aye.** Motion Carried.

Planning commission

Motion to recess as Board of Adjustment and reconvening as Planning Commission at 11:35am by Freeman and seconded by Waldner.

PLATS

None at this time

OLD BUSINESS

None at this time

NEW BUSINESS

Brian McGinnis with District III is updating the Ordinance. Discussion on changes needed.

WELFARE OF THE ORDER

Nothing at this time

EXECUTIVE SESSION

Not needed at this time

A motion to adjourn was made by Waldner and seconded by Bumgardner. All members present voted aye. Motion carried. The date for the next regular meeting is Thursday, May 22, 2025, at 9:00am.

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